

Memorandum

June 21, 2010

To: Lisa Hildabrand, City Manager
From: Don Neu, Planning Director *DN*
Via: Gary Barberio, Community and Economic Development Director *GTB*
Re: 2009 Growth Management Plan Monitoring Report

The Carlsbad Municipal Code Section 21.90.130(d) requires the preparation of an annual monitoring report on the Growth Management Plan, including an analysis of development activity, an adequacy analysis of facilities and improvements, an analysis of financing for public facilities, recommendations for modifications to the plan, and other information as may be deemed necessary by the City Council.

Attached to this memo is the 2009 Growth Management Plan Monitoring Report, which covers the time period of January 1, 2009 to December 31, 2009.

The major findings of the attached report are as follows:

1. Building permits for 174 new dwellings and 108,622 square feet of non-residential space were issued during Calendar Year 2009. The total number of dwelling units in each quadrant continues to comply with the Growth Management limitations.
2. All Local Facility Management Zones have adopted Local Facility Management Plans except Zone 25.
3. All facilities are currently meeting their adopted Growth Management performance standard.

Staff is pleased to present this report, which confirms that Carlsbad's Growth Management Plan continues to meet its objective of assuring adequate public facilities concurrent with the need created by new development.

GARY T. BARBERIO
Community and Economic Development Director

DN:CF:bd

c: Don Neu, Planning Director	Glenn Pruim, Utilities Director
David de Cordova, Principal Planner	Skip Hammann, Transportation Director
Jennifer Jesser, Senior Planner	Bob Johnson, City Engineer
Corey Funk, Associate Planner	Bill Plummer, Deputy City Engineer
Chief Crawford, Fire Chief	Cynthia Haas, Deputy City Manager
Sandra Holder, Assistant City Manager	Heather Pizzuto, Library Director
John W. Coates, Parks and Recreation Director	Mark Steyaert, Parks Development Manager

Community & Economic Development

1635 Faraday Ave. | Carlsbad, CA 92008 | 760-602-2710 | 760-602-8560 fax



**CITY OF CARLSBAD
2009 Growth Management Plan
Monitoring Report**

Carlsbad City Council

**Claude A. "Bud" Lewis, Mayor
Ann J. Kulchin, Mayor Pro Tem**

**Matt Hall
Mark Packard
Keith Blackburn**

Report prepared in cooperation with the following departments:

**Community and Economic Development
Fire
Parks & Recreation
Library and Cultural Arts
Transportation
Utilities
Carlsbad Municipal Water District**

Introduction

The purpose of this report is to provide information regarding the status of the Carlsbad Growth Management Plan (GMP) for the calendar year covering January 1, 2009 – December 31, 2009, and to verify that the plan is continuing to accomplish its stated objectives. The primary objectives of the GMP are to ensure that adequate public facilities are provided concurrent with growth, and to assure compliance with the ultimate dwelling unit limitations that were established by Proposition E, which was passed by voters in 1986.

Performance Standards

Proposition E established broad guidelines for determining adequacy of public facilities. These guidelines are further defined in the Citywide Facilities and Improvements Plan (Sept. 16, 1986) by means of specific performance standards for each of the eleven public facilities. These public facilities, their performance standards, current status, and anticipated adequacy at buildout are outlined in Table 1 and Table 2, as follows:

Table 1
Performance Standards

Public Facility	Performance Standard	More Information on Page
City Administrative Facilities	1,500 sq. ft. per 1,000 population must be scheduled for construction within a five-year period or prior to construction of 6,250 dwelling units, beginning at the time the need is first identified.	11
Library	800 sq. ft. (of library space) per 1,000 population must be scheduled for construction within a five-year period or prior to construction of 6,250 dwelling units, beginning at the time the need is first identified.	12
Wastewater Treatment Capacity	Sewer plant capacity is adequate for at least a five-year period.	14
Parks	3.0 acres of Community Park or Special Use Area per 1,000 population within the Park District* must be scheduled for construction within a five year period, or prior to construction of 1,562 dwelling units within the Park District beginning at the time the need is first identified.**	15
Drainage	Drainage facilities must be provided as required by the City concurrent with development.	17

**Table 1, Continued
Performance Standards**

Public Facility	Performance Standard	More Information on Page
Circulation	No road segment or intersection in the Local Facility Management Zone (LFMZ) nor any road segment or intersection out of the zone which is impacted by development in the zone shall be projected to exceed a service level C during off-peak hours, nor service level D during peak hours. Impacted means where 20% or more of the traffic generated by the local facility management zone will use the road segment or intersection.	19
Fire	The number of dwelling units outside a five-minute "travel time" from the nearest fire station shall not exceed 1,500 units.	22
Open Space	Fifteen percent of the total land area in the Local Facility Management Zone (LFMZ) exclusive of environmentally constrained non-developable land must be set aside for permanent open space and must be available concurrent with development.	24
Schools	School capacity to meet projected enrollment within the Local Facility Management Zone (LFMZ) as determined by the appropriate school district must be provided prior to projected occupancy.	25
Sewer Collection System	Trunk-line capacity to meet demand, as determined by the appropriate sewer districts, must be provided concurrent with development.	26
Water Distribution System	Line capacity to meet demand as determined by the appropriate water district must be provided concurrent with development. A minimum of 10-day average storage capacity must be provided prior to any development.	28

**Table 2
Facility Adequacy Status**

Public Facility	CY 2009 Adequacy Status (Meets performance standard?)	Buildout Adequacy Status (Meets performance standard?)
City Administrative Facilities	Yes	Yes
Library	Yes	Yes
Wastewater Treatment Capacity	Yes	Yes
Parks	Yes	Additional facilities to be provided*
Drainage	Yes	Additional facilities to be provided*
Circulation	Yes	Additional facilities to be provided*
Fire	Yes	Yes
Open Space	Yes	Additional facilities to be provided*
Schools	Yes	Yes
Sewer Collection System	Yes	Additional facilities to be provided*
Water Distribution System	Yes	Additional facilities to be provided*

* For additional information, please see the expanded discussion on each individual public facility beginning on page 10.

What Happens if Facilities Do Not Meet the Performance Standard?

The GMP requires development activity to stop (in a specific area of the city or citywide) if a performance standard is not being met, as described below:

- Administrative Facilities, Library, and Wastewater Treatment Capacity are facilities that serve the entire City. Their adequacy in meeting the performance standard is analyzed by considering the cumulative impact of citywide development. The failure of any one of these facilities to meet the adopted performance standard would affect the City as a whole. In that event, all development in the City would be halted until the deficiency is corrected.
- Parks are analyzed on a quadrant basis. This means that if the standard is not being met in the quadrant, development is halted for all Local Facility Management Zones (LFMZs, see description below) in the quadrant.
- Similar to parks, Fire facilities are analyzed on the basis of fire station districts which can comprise multiple LFMZs, and if the standard is not met for a district, then development would be halted in that district.
- The remaining facilities (Drainage, Circulation, Open Space, Schools, Sewer Collection System, and Water Distribution System) are analyzed on an LFMZ basis. If one of these facilities falls below the performance standard in a given LFMZ, development in that LFMZ would stop and other zones would not be affected if they are continuing to meet all performance standards.

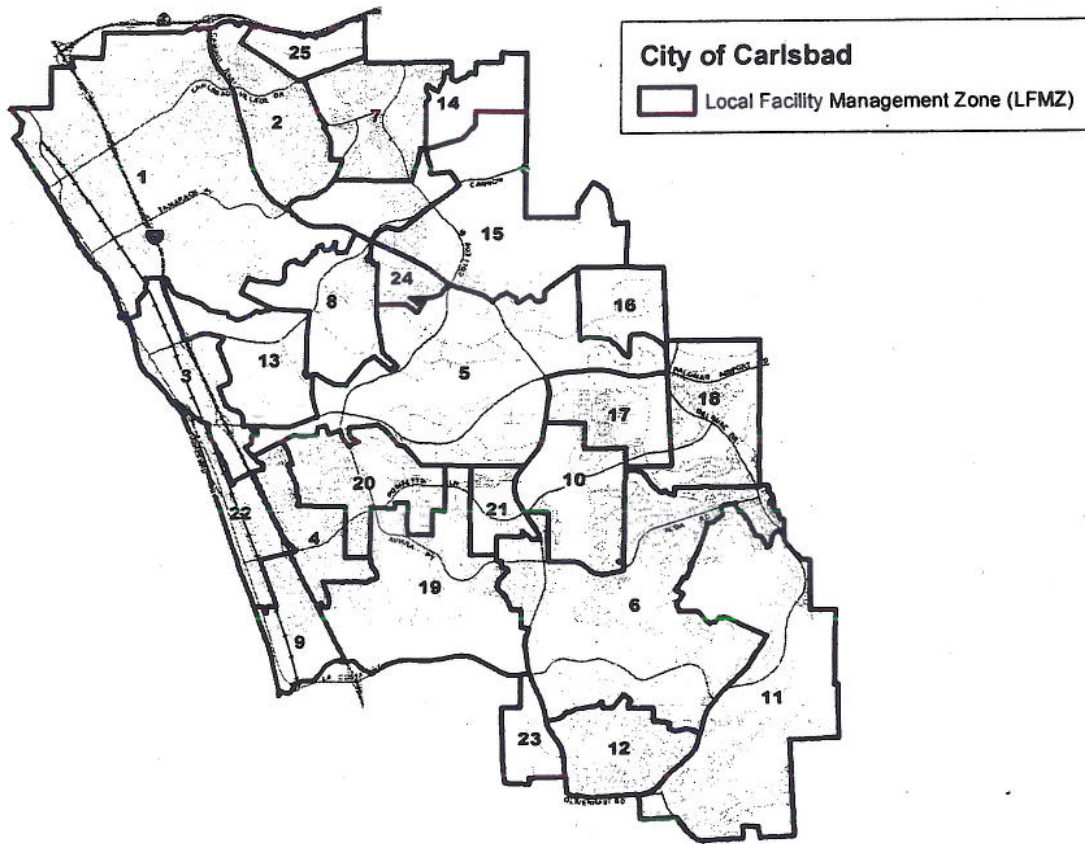
Please turn to page 11 for a description of the individual facility performance standards and an analysis on the adequacy of each facility.

Local Facility Management Zone Plans

The Citywide Facilities and Improvements Plan divided the City into 25 Local Facilities Management Zones (LFMZ). Each LFMZ is required to have an adopted Local Facilities Management Plan (LFMP) prior to any development in the LFMZ. Of the twenty-five LFMZs, twenty-four have adopted LFMPs. Zone 25 is the only LFMZ to remain without an adopted plan. Prior to any development in Zone 25, an LFMP must be adopted.

Consistent with the GMP, the LFMP must: describe how the LFMZ will be developed, how compliance with the Growth Management standards will be achieved, how the necessary public facilities will be provided, and what financing mechanisms will be used for the facilities. Please see Figure A for the general boundaries and locations of the LFMZs.

Figure A



J:\cargis2\products\planning\201.00

Population as a Measurement for Facility Performance Standards

As indicated in Table 1, above, the performance standards for City Administrative facilities, Library facilities, and Parks are stated in terms of population. The demand for these facilities is based on each new dwelling unit built and the estimated number of new residents it adds to the city, which is determined using the average number of persons per household. According to the 2006 update to the Federal Census, the average number of persons per household in Carlsbad is 2.349 persons.

As of December 31, 2009, the City's population is estimated to be 104,425, which is based on 2.349 persons per household and the estimated number of dwelling units in Carlsbad, which is 44,455 (see page below for a discussion of residential development activity).

It should be noted that the above population estimates are for facility planning purposes only and not an official population estimate for Carlsbad. The federal census will be conducted again in 2010 and the persons per household number can be adjusted in the future as part of the monitoring process.

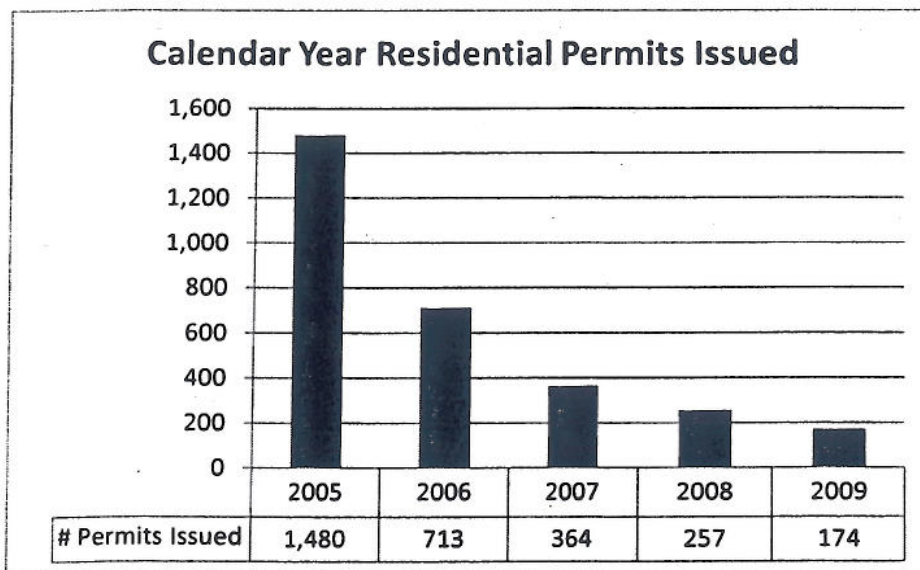
2009 Residential Development Activity

Building permits for 174 new dwelling units were issued during the Calendar Year (CY) 2009. Table 3 provides a breakdown by LFMZ. The number of new dwelling units in CY 2009 is lower than in the previous five years. Figure 2 shows the recent five year trend for the number of residential building permits issued.

Table 3
2009 Residential Development by LFMZ

LFMZ	# of New Dwelling Units	LFMZ	# of New Dwelling Units
1	18	15	0
2	0	16	0
3(NW)	0	17	0
6(SE)	11	18	0
7	0	19	0
8	0	20	0
9	0	21	0
10	61	22	0
11	67	23	0
10	0	24	0
12	0	25	0
14	17		
<i>Citywide Total – 174 new dwelling units</i>			

Figure 2



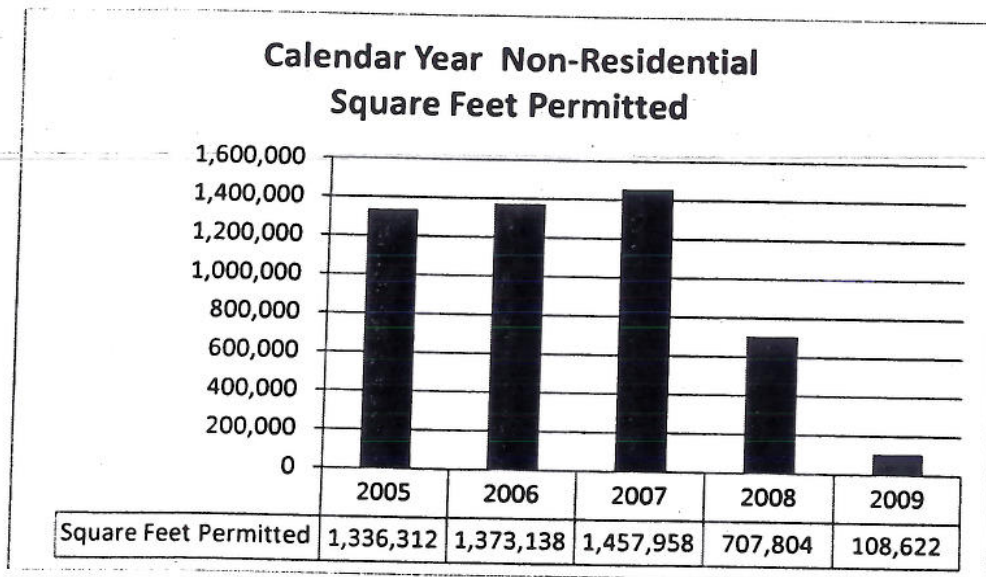
Non-Residential Development Activity

Building permits for 108,622 square feet of new non-residential construction were issued during CY 2009, comprising both commercial and industrial development. Table 4 provides a breakdown by LFMZ. For CY 2009, the square footage of non-residential construction has decreased as compared to the previous three years (see Figure 3 for the recent five year trend in non-residential construction).

Table 4
2009 Non-Residential Development by LFMZ

Non-residential					
LFMZ	Square Feet Permitted		LFMZ	Square Feet Permitted	
	Commercial	Industrial		Commercial	Industrial
1	0	0	12	0	0
2	0	0	13	979	0
3(NW)	60,668	0	14	0	0
5(NW)	0	11,093	17	35,882	0
5(NE)	0	0	18	0	0
5(SW)	0	0	19	0	0
6 (SE)	0	0	20	0	0
8	0	0	21	0	0
9	0	0	22	0	0
10	0	0	23	0	0
11	0	0			
Citywide Subtotal				97,529	11,093
Citywide Non-residential Total				108,622	

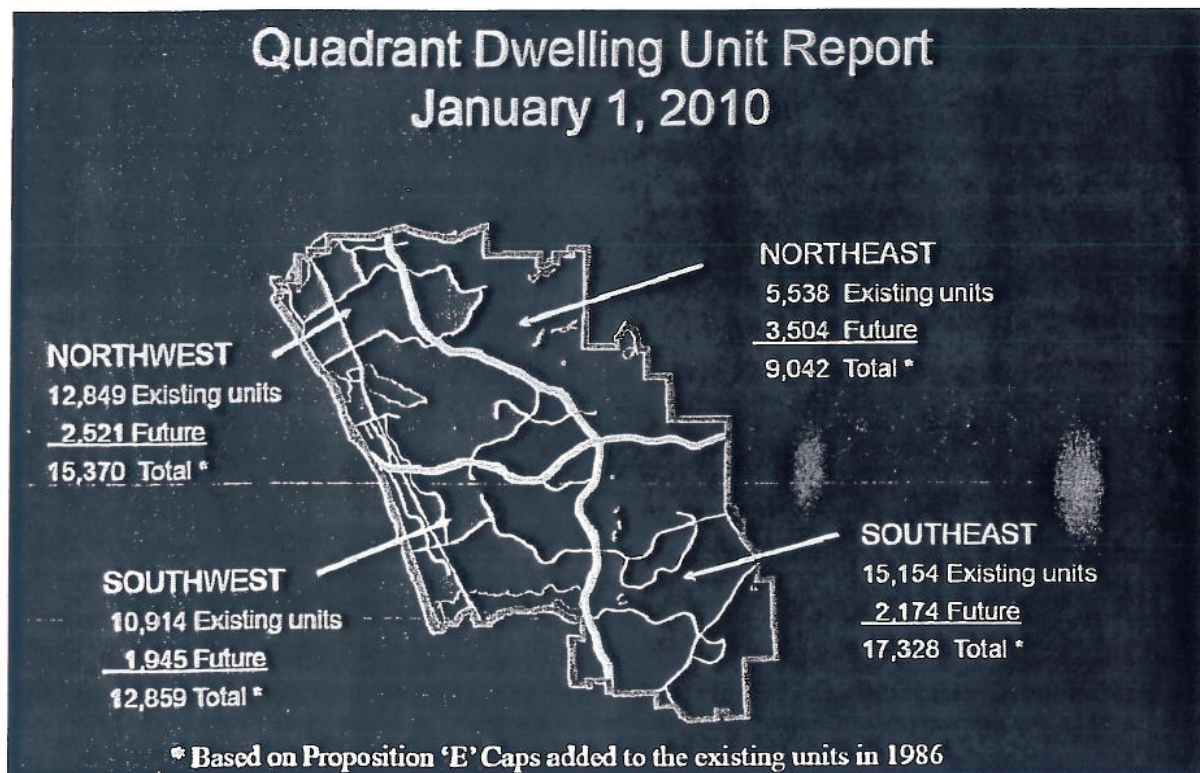
Figure 3



Proposition E Compliance

The purpose of this part of the report is to demonstrate that the ultimate dwelling unit caps stated in Proposition E will not be exceeded. Proposition E states "the maximum number of residential dwelling units to be constructed or approved in the City after November 4, 1986 is as follows: Northwest Quadrant 5,844; Northeast Quadrant 6,166; Southwest Quadrant 10,667; Southeast Quadrant 10,801." As shown in Figure 4, all quadrants are in compliance with the dwelling unit caps established by Proposition E for CY 2009.

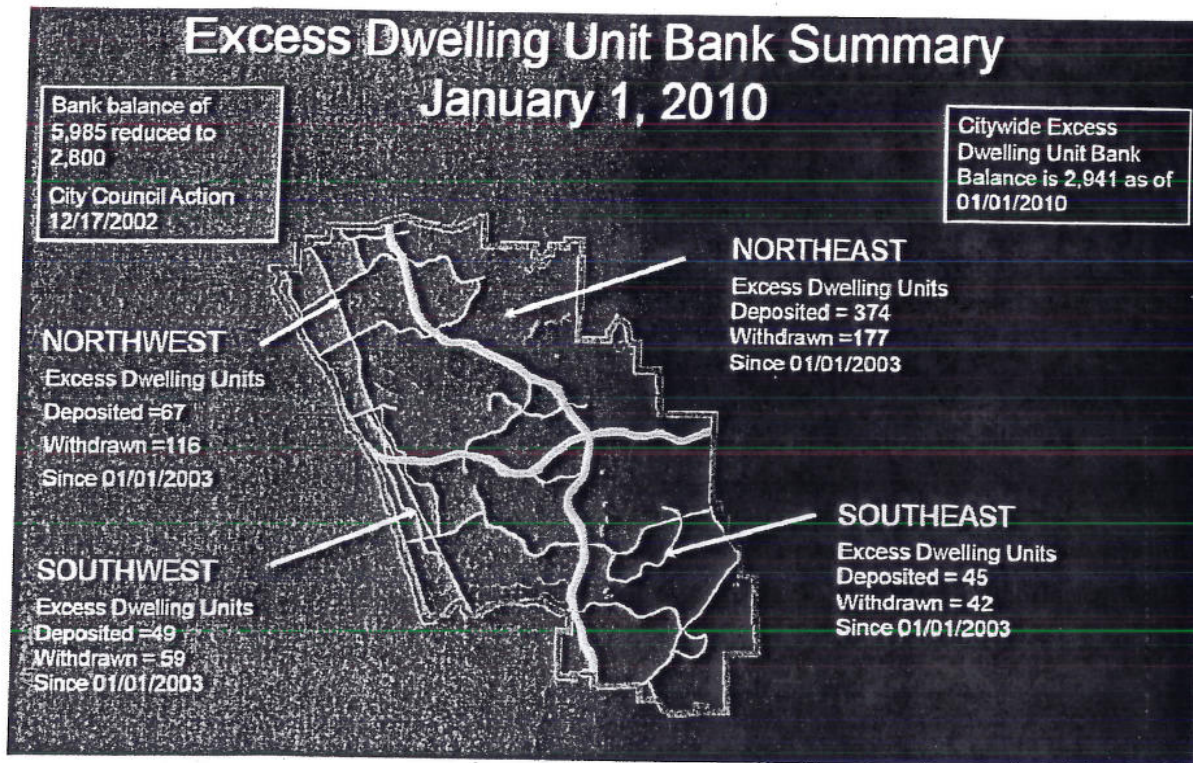
Figure 4



Council Policy Statement 43 (Proposition E "Excess Dwelling" Unit Bank) established a dwelling unit bank concept in order to enable the City to grant density increases for certain types of residential projects, such as affordable housing projects, while assuring that the Proposition E caps are not exceeded. For projects that develop below the allowable density under Growth Management, these "excess" dwelling units are placed into the Excess Dwelling Unit Bank (Bank), and those units are then available to allow other projects to exceed the allowable density.

On December 17, 2002, the City Council adopted Resolution No. 2002-350, which amended Council Policy Statement 43 by reducing the accumulated number of excess units from 5,985 to a new total of 2,800. Excess units may be allocated from the Bank to any quadrant based on the criteria in Council Policy Statement 43, so long as the citywide dwelling unit cap or individual quadrant caps are not exceeded. Please see Figure 5 for the Excess Dwelling Unit Bank status at the end of the CY 2009.

Figure 5



Buildout Analysis

Under Growth Management, the maximum number of dwelling units that could be constructed is 54,599; however, as a result of the Excess Dwelling Unit Bank reduction in 2002, the potential number of dwelling units is estimated to be 51,414 units, which is less than what Growth Management allows. In addition, it is possible that the City may not have enough developable land to reach the Growth Management dwelling unit cap.

On February 26, 2010, the San Diego Association of Governments (SANDAG) adopted its periodic update to the 2050 Regional Growth Forecast. Along with all other cities in San Diego County, the forecast analyzed the development yield from available vacant land and areas of potential redevelopment in Carlsbad. According to the 2050 Regional Growth Forecast, the maximum number of dwelling units in Carlsbad is estimated to be 50,566 in the year 2050. Utilizing this forecast, the projected dwelling units and population for Carlsbad at buildout is shown in Table 5 below:

Table 5
2050 Dwelling Unit and Population Projections

Quadrant	Dwelling Units *	Population **
NW	14,554	34,187
NE	8,048	18,905
SW	11,209	26,330
SE	16,755	39,357
Citywide Total	50,566	118,780

* SANDAG 2050 Regional Growth Forecast

** Calculated using household size of 2.349

Public Facility Financing

In 1991, the City of Carlsbad established Community Facilities District No. 1 (CFD) to provide financing for a number of public facilities of citywide importance that are needed to meet the requirements of the GMP, including various road and intersection improvements, and the Dove Library. As LFMZ plans are adopted, they are conditioned to annex into the CFD at the time the first discretionary permit grants an entitlement to develop in the LFMZ. This ensures financing for public facilities that can accommodate future growth consistent with the criteria of Growth Management.

Status of the Facilities

Beginning on page 11 is a discussion of the adequacy of each of the eleven public facilities addressed in Carlsbad's GMP.

CITY ADMINISTRATIVE FACILITIES

A. Performance Standard

1,500 sq. ft. per 1,000 population must be scheduled for construction within a five-year period or prior to construction of 6,250 dwelling units, beginning at the time the need is first identified.

B. CY 2009 Facility Adequacy Analysis

Based on the estimated CY 2009 population figure of 104,425, the current demand for administrative facilities is **156,638** square feet. To date, City Administrative Facilities exceeds the performance standard. The existing inventory of City and Carlsbad Municipal Water District buildings (leased and owned) occupied for administrative services includes the following:

<u>Facility</u>	<u>Dept</u>	<u>Address</u>	<u>Sq. Ft.</u>
City Administration	City	1635 Faraday Avenue	68,000
City Council Chambers	City	1200 Carlsbad Village Dr	2,500
City Hall Complex	City	1200 Carlsbad Village Dr	13,500
City Yard	CSD	405 Oak Avenue	8,249
City Yard Modular Building	CSD	405 Oak Avenue	1,800
Housing & Redevelopment	H&R	2965 Roosevelt	3,200
Senior Center	P&R	799 Pine Street	6,750
Parks Administration	Parks	1166 Carlsbad Village Dr	504
Parks Modular/Break Room	Parks	1166 Carlsbad Village Dr	2,000
Safety Center	Pol	2560 Orion Way	64,000
Fleet Yard	PW	2480 Impala Drive	10,358
Water District	Wtr	5950 El Camino Real	18,000
Water District Modular	Wtr	5950 El Camino Real	696
Total			<u>199,557</u>

C. Buildout Facility Adequacy Analysis

Based on the 2050 projected buildout population of 118,780, the demand for city administrative facilities will be **178,170** square feet. The existing **199,557** square feet of administrative facilities exceeds the Growth Management performance standard at buildout.

LIBRARY FACILITIES

A. Performance Standard

800 sq. ft. (of library space) per 1,000 population must be scheduled for construction within a five-year period or prior to construction of 6,250 dwelling units, beginning at the time the need is first identified.

Library space (leased/owned, public/non-public) is used as a standard library measurement of customer use and satisfaction and includes collection space, seating, meeting rooms, staff areas, technology, and other public facility needs. The performance standard, stated above, for library facilities was adopted by the City Council in 1986 as part of the Growth Management Plan's Citywide Facilities and Improvements Plan. This standard was originally developed at that time based on surveys of other libraries of comparable size and based on related standards (such as volumes per capita) set by the American Library Association.

B. Current Inventory and Adequacy of Facilities

The current inventory of library facilities is as follows:

Owned:

Dove Library	64,000 s.f.
Cole Library	<u>24,352 s.f.</u>
Learning Center	<u>11,393 s.f.</u>
TOTAL	99,745 s.f.

Based on the Dec. 31, 2009 population estimate of 104,425, the growth management standard requires **83,540 s.f.** of public library space. The Library adequately meets the growth management standard with current facilities (**99,745 s.f.**).

C. Facility Adequacy at Buildout

Based on the 2050 projected buildout population of 118,780, the demand for library facilities will be **95,024 s.f.** The existing **99,745** square feet of library facilities exceeds the Growth Management standard at buildout.

It is possible that the City's population will not trigger the Growth Management Plan requirement to add additional space to the Cole Library before the city reaches buildout. However, structural conditions may require the Cole Library to be reconstructed prior to buildout.

A 1998 feasibility study conducted at the Cole Library indicated several structural and building code issues to be addressed within a reasonable time, including

such items as American's with Disabilities Act (ADA), mechanical, and electrical requirements. The City has already included a building replacement project within the Capital Improvement Program budget, currently scheduled between the years 2020 and buildout.

WASTEWATER TREATMENT CAPACITY

A. Performance Standard

Sewer plant capacity is adequate for at least a five-year period.

B. CY 2009 Facility Adequacy Analysis

The recently completed Encina Wastewater Treatment Facility Phase V expansion will accommodate the ultimate buildout demand for the Carlsbad Sewer Service Area and therefore, currently provides adequate capacity in excess of the performance standard.

Carlsbad's CY 2009 average annual sewer flows of 7.15 million gallons per day (MGD) represents 70% of the City's 10.26 MGD capacity rights. The City's average annual sewage flow to the Encina Wastewater Treatment Facility for the previous five years is measured as follows:

Fiscal Year	Average Annual Flow
CY 2005	7.36 MGD
CY 2006	6.62 MGD
CY 2007	7.20 MGD
CY 2008	7.74 MGD
CY 2009	7.15 MGD

C. Buildout Facility Adequacy Analysis

With the completion of the Encina Phase V expansion, adequate sewer treatment capacity exists to ensure compliance with the Growth Management wastewater performance standard through buildout of the Carlsbad sewer service area.

The 2003 City of Carlsbad Sewer Master Plan Update (currently being updated), conducts an analysis of annual future sewer flow through buildout of the city based on the Carlsbad General Plan land use projections, and indicates that the City's projected buildout flow is approximately 9.87 MGD. The City has purchased capacity rights to 10.26 MGD in the Encina expansion project, which ensures adequate wastewater treatment capacity is available to accommodate any unanticipated increase in future sewer flows.

PARKS

A. Performance Standard

3.0 acres of Community Park or Special Use Area per 1,000 population within the Park District * must be scheduled for construction within a five year period, or prior to construction of 1,562 dwelling units within the Park District beginning at the time the need is first identified.**

B. CY 2009 Facility Adequacy Analysis

To date, all quadrants are in compliance with the performance standard.

<u>Quadrant</u>	<u>Current Inventory</u>	<u>Current Demand</u>
NW	90 acres	91 acres required
NE	42 acres	42 acres required
SW	71 acres	70 acres required
SE	<u>78 acres</u>	<u>112 acres required</u>
Total	281 acres	315 acres

The NW Quadrant, although 1 acre short of the acreage required, is not out of compliance with the GMP because neither has the time (5 years) nor dwelling units (1,562 dwelling units) trigger points been reached (refer to ** in Section A above and in the footnote below). The SE quadrant is also in compliance because Alga Norte Park is scheduled for construction*** and will add 32 acres to meet demand.

C. Buildout Facility Adequacy Analysis

After construction of Alga Norte Park, the only Quadrant projected to be in deficit at buildout and requiring additional acreage to meet the performance standard is the NE Quadrant, which will require the construction of a park by 2021. This need could be met by either construction of Veteran's Memorial Park or Robertson Ranch Park.

* "Park District" = "quadrant". There are four park districts within the city, corresponding to the four quadrants.

** The threshold for triggering the construction of a new park is as follows: Once a deficit of park acreage in a quadrant is identified, a new park must be scheduled for construction within the time frame of five years, or before the cumulative construction of 1,562 dwelling units, whichever occurs later.

***According to City Council Resolution No. 97-435, "scheduled for construction" means that the improvements have been designed, a park site has been selected, and a financing plan for construction of the facility has been approved. Alga Norte Park meets the definition of "scheduled for construction".

Based on the current FY 09-10 CIP list of projects, Alga Norte Park (32 acres) and Veteran's Memorial Park (100 acres, with 25 acres applied to each quadrant) are proposed to be constructed prior to buildout. Construction of these parks would result in a citywide total park acreage of 414 acres, which will exceed the performance standard citywide by 56 acres (based on projected buildout population numbers). See below for a summary of the data. In addition, the projected park inventory for all city quadrants will exceed the projected demand at buildout, as shown below:

Quadrant	Buildout Population *	Projected demand	Current Inventory	Proposed park acreage	Projected Inventory
NW	34,187	103	91	25	116
NE	18,905	57	42	25	67
SW	26,330	79	71	25	96
SE	39,357	118	78	57	135
Total	118,779	357	282	132	414

* Reflects SANDAG 2050 Regional Growth Forecast (see pages 8 and 9 of this report)

D. Other Items

Figures above for proposed park acreage do not include park projects listed in the CIP as "unfunded" (e.g. Business Park Recreational Facility, Robertson Ranch Park, Cannon Lake Park, Pine Park Madison Properties, etc.). Should alternative funding mechanisms be found, and these be parks built, the additional park acreage would further aid in meeting/exceeding the Growth Management park performance standard.

DRAINAGE

A. Performance Standard

Drainage facilities must be provided as required by the City concurrent with development.

B. CY 2009 Facility Adequacy Analysis

All areas of the City currently meet the growth management drainage performance standard.

The standard for drainage distinguishes it from the other public facility standards because, by its very nature, drainage facility needs are more accurately assessed as specific development plans for individual projects are finalized. Therefore, the drainage performance standard was written to allow the City to require appropriate drainage facilities as development plans are finalized and approved.

Smaller drainage facilities are addressed during the review of individual project proposals. The larger 'backbone' drainage facilities are addressed in the City's 2008 Drainage Master Plan. The City's Planned Local Drainage Area (PLDA) fee program was established to assist developers and land owners with the financing of the larger 'backbone' facilities identified in the Drainage Master plan.

There is one area in the City where special conditions are being applied to development projects to ensure compliance with the drainage performance standard. The Agua Hedionda and Calavera Creek channels located east of El Camino Real within the residential community of Rancho Carlsbad were found to be of inadequate size to contain the 100 year flood event. Projects located within LFMP Zones 5, 7, 14, 15, 16, 18 and 24 that drain to the Agua Hedionda or Calavera Creek must comply with the following special conditions to maintain compliance with the drainage performance standard:

1. Financially guarantee construction of the master planned drainage improvements needed to mitigate flooding impacts within the residential community of Rancho Carlsbad.
2. Install onsite drainage improvements to ensure that direct drainage impacts resulting from the proposed development do not exacerbate the potential for downstream flooding of existing development.

The financial guarantee (special condition 1 above) includes payment of the existing PLDA fee and a requirement to enter into an agreement to pay the proposed updated PLDA fee that guarantees financing for all required drainage

facilities needed to mitigate the existing flooding condition. Subsequent to the City Council's adoption of the PLDA fee structure and the 2008 Drainage Master Plan, all development projects must pay revised PLDA fees.

C. Buildout Facility Adequacy Analysis

The 2008 Carlsbad Drainage Master Plan proposes the construction of new facilities to accommodate potential storm events. Construction of the proposed Master Drainage Facilities will ensure the Drainage performance standard is maintained through buildout of the city. The 2008 Carlsbad Drainage Master Plan also updated the PLDA program to ensure adequate funds are available to fund construction of needed flood control facilities. The estimated costs for these facilities and the programming of PLDA funds are included in the annual Operating Budget and Capital Improvement Program.

CIRCULATION

A. Performance Standard

No road segment or intersection in the Local Facility Management Zone (LFMZ) nor any road segment or intersection out of the zone which is impacted by development in the zone shall be projected to exceed a service level C during off-peak hours, nor service level D during peak hours. Impacted means where 20% or more of the traffic generated by the local facility management zone will use the road segment or intersection.

B. CY 2009 Facility Adequacy Analysis

All intersections and roadway segments currently comply with the Circulation System performance standard.

For purposes of monitoring traffic throughout the City, the capacity of an intersection or roadway segment is compared to the actual volumes measured in the field and reported in terms identified as a "Level of Service (LOS)". The definition of "Level of Service" is a quantitative measure of traffic conditions that reflects how restrictive vehicle movements are, or may become. The six levels of traffic service range from A to F. LOS Level A represents the most ideal conditions; Level E is at capacity; and Level F indicates forced flow, or stop and go traffic representing a gridlock condition. The Transportation Research Board Highway Capacity Manual further defines LOS based on specific measurements of traffic volumes and roadway capacities.

The Growth Management Traffic Monitoring Program for 2009 (see Appendix A for the 2009 Traffic Monitoring Program report summary) included 34 roadway segments and 67 intersections. Results indicate all roadway segments and intersections meet the Growth Management Circulation performance standard, as follows:

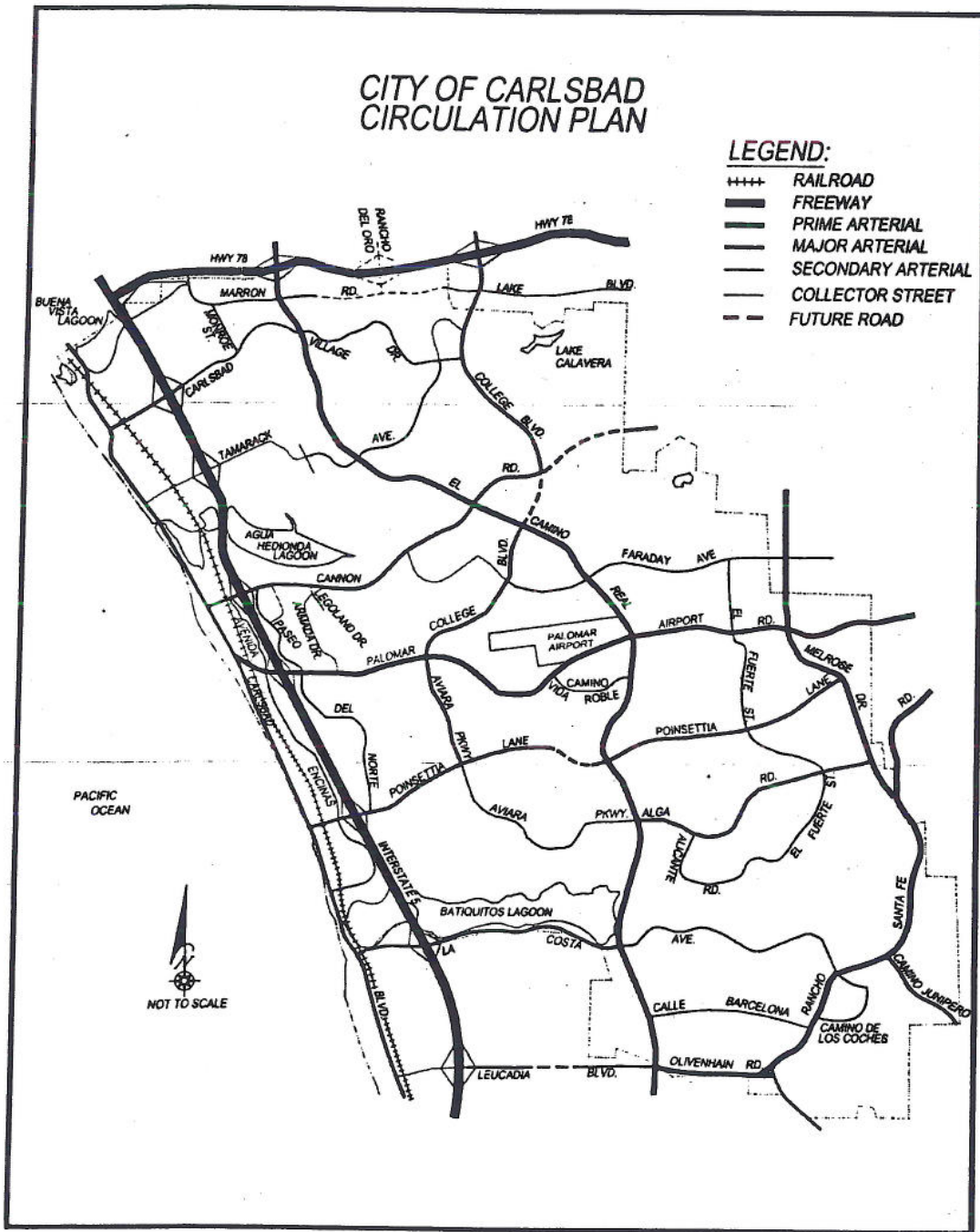
- All 34 roadway segments operate at a LOS B or better during AM and PM peak hours.
- During AM and PM peak hours, 63 intersections operate at a LOS C or better
- During AM and PM peak hours, the following 4 intersections operate at a LOS D or better, which remains consistent with the performance standard.
 - El Camino Real/Cannon Road
 - El Camino Real/La Costa Avenue
 - Palomar Airport Road/Melrose Drive, and
 - Palomar Airport Road/I-5 northbound off ramp

C. Buildout Facility Adequacy Analysis

The Traffic Monitoring Program will continue to be utilized to monitor LOS and verify road and intersection performance and compliance with Growth Management standards at buildout.

In addition, future road segments have been identified in the Circulation Element of the General Plan as necessary to accommodate the buildout of the city (see Figure 6). Traffic forecasts for Carlsbad prepared by SANDAG are based on the buildout of the General Plan, which is based on the Growth Management Plan, and future regional traffic projections. To ensure compliance with the Growth Management Plan, all of the city's LFMPs detail the construction and financing plans for any circulation improvements identified by the traffic forecasts as necessary to accommodate the future buildout. For more information about the funding of circulation improvements, please see the Capital Improvement Program Budget for FY2009 - 2010.

Figure 6



FIRE

A. Performance Standard

The number of dwelling units outside a five-minute "travel time" from the nearest fire station shall not exceed 1,500 units.

B. CY 2009 Facility Adequacy Analysis

The City's Fire facilities are in compliance with the Growth Management performance standard. There are no more than 1,500 dwelling units outside of a five-minute travel distance from any of the City's six fire stations.

The intent of the GMP standard, as applied to Fire facilities, is to establish the number of stations and their locations, based upon travel distances. At the time the GMP was developed, scientific fire behavior information and recognized best practices supported the position that a response time of five minutes would result in effective fire incident intervention. To determine the most desirable geographic sites for future fire stations, it was necessary to convert the five-minute response time to a measurable distance that could be applied to a future road network scheme. Because the GMP provides no other trigger mechanism for the installation of additional fire stations, it follows that up to 1,500 dwelling units could exist outside the five-minute reach of the closest fire station for an indeterminate length of time without violating the GMP standard. The five-minute travel time measure was selected exclusively as a means of logically positioning emergency response resources throughout the City. Therefore, the standard is applied as a means of measuring compliance with locating fire facilities in accordance with the GMP, not the performance of the Fire Department in meeting service responsibilities. The GMP Fire performance standard is utilized to determine the number of fire stations and their locations, not Fire Department response times.

C. Buildout Facility Adequacy Analysis

At buildout no single fire station district will exceed the established threshold of more than 1,500 units that exist outside of a five minute travel time.

To determine if Fire facilities will be adequate at buildout, the City's Geographic Information System Department (GIS) created a map based upon the following information:

- Existing fire station locations, except Station No. 3, which was sited at its planned future location (just east of the northeast corner of the intersection of Cannon Road and El Camino Real)

- Anticipated future development
- 2.5 mile road distance from each of the 6 Fire Stations (five minute "travel time" equates to road driving distance of 2.5 miles);
- All planned, major roadway arterials; and
- The number of dwelling units projected at buildout that will be located outside of the 2.5 mile road (5 minute) distance from each fire station

The GIS map, based upon the above-noted assumptions, revealed the following findings:

<u>Fire Station Number</u>	<u>Total Number of Dwelling Units Outside of 5 Minutes</u>
1, 3 & 4 (Aggregated)	1,010
2	798
5	897
6	811

As noted above, the GIS map analysis revealed that at buildout, the City's existing and planned Fire facilities will meet the GMP performance standards standard (i.e. the total number of dwelling units that will exist outside of a five minute travel time from the nearest fire station will not exceed the threshold of 1,500 units).

OPEN SPACE

A. Performance Standard

Fifteen percent of the total land area in the Local Facility Management Zone (LFMZ) exclusive of environmentally constrained non-developable land must be set aside for permanent open space and must be available concurrent with development.

B. CY 2009 Facility Adequacy Analysis

To date, adequate open space has been provided to meet the performance standard.

Open space to meet the performance standard is provided concurrent with approval of projects. The location of performance standard open space must be indicated during project-specific analysis. It must be in addition to any constrained areas, such as protected wildlife habitat or slopes greater than 40%. At the time the Citywide Facilities and Improvements Plan was adopted (1986), the LFMZ's were divided into: a) those that were already developed and considered in compliance with Growth Management, and b) those that still needed to comply with the open space performance standard.

In 1986, LFMZs 1 through 10, and 16 were already developed and considered in compliance with the open space performance standard. As development occurred subsequent to the adoption of the CFIP, LFMZs 11 – 15, 17 – 21, and 23 – 24 have provided adequate open space to meet the performance standard.

LFMZ 22 is still developing and, as future development occurs, open space will be required to meet the performance standard.

LFMZ 25 is largely undeveloped and no LFMP has been adopted for this zone. Before development is allowed in this area, an LFMP must be adopted that demonstrates how the open space performance standard will be met.

C. Buildout Facility Adequacy Analysis

As discussed above, all LFMZs, except for Zones 22 and 25, have met the Growth Management open space performance standard. Future projects in LFMZs 22 and 25 must provide open space in compliance with the performance standard.

SCHOOLS

A. Performance Standard

School capacity to meet projected enrollment within the Local Facility Management Zone (LFMZ) as determined by the appropriate school district must be provided prior to projected occupancy.

B. CY 2009 Facility Adequacy Analysis

Currently, school capacity is in compliance with the Growth Management School performance standard (see below). The City is served by four school districts as listed below:

1. Carlsbad Unified School District

According to the Carlsbad Unified School District Facilities Master Plan (2007), sufficient student capacity exists through 2014.

2. San Marcos Unified School District

Projections for enrollment and school capacity analysis were not available; however, it is Carlsbad's practice to require all development projects to pay impact fees to the appropriate school district to ensure adequate facilities are provided.

3. Encinitas Union Elementary School District

According to demographics data in the Encinitas Union Elementary School District Facilities Master Plan (Nov. 2004), sufficient student capacity exists through 2015.

4. San Dieguito Union High School District

Based on demographic projections provided by San Dieguito Union High School District, it is estimated that schools serving Carlsbad will have sufficient student capacity through 2018.

C. Buildout Facility Adequacy Analysis

Based on available information, as indicated above, it is estimated that school districts will maintain sufficient capacity through the years 2014 – 2018. School enrollment projections and facility master plans will be periodically updated by the school districts, allowing future capacity analysis to be performed to verify enrollment can be accommodated.

SEWER COLLECTION SERVICES

A. Performance Standard

Trunk-line capacity to meet demand, as determined by the appropriate sewer districts, must be provided concurrent with development.

B. CY 2009 Facility Adequacy Analysis

Sewer improvements are provided on a project by project basis concurrent with development. Currently, the City of Carlsbad's Sewer service area sewer pipelines are in compliance with the Growth Management Sewer Collection Services performance standard. Representatives from the sewer districts that serve Carlsbad (Carlsbad Sewer District, Leucadia Waste Water District and Vallecitos Water District) indicate that they currently have adequate conveyance capacity in place to meet Carlsbad's sewer collection demands.

The City of Carlsbad is served by the following four major interceptor systems and is described in more detail as follows:

Interceptor System	Sewer Districts Served	Carlsbad Capacity Rights
<i>Vista/Carlsbad Interceptor</i>	Carlsbad Sewer & Vista Sanitation Districts	Varies from 0%/0 MGD up to 50%/33.6 MGD
<i>Buena Interceptor</i>	Carlsbad Sewer, Vista Sanitation & Buena Sanitation Districts	Varies from 18% /1.2 MGD up to 35%/ 3.0 MGD
<i>Vallecitos Interceptor</i>	Carlsbad Sewer & Vallecitos Water District	5 MGD
<i>Occidental Sewer</i>	Carlsbad Sewer, Encinitas Sanitation & Leucadia Sanitation Districts	8.5 MGD

Note: MGD = million gallons per day

For both the Vista/Carlsbad Interceptor and the Buena Interceptor, the percentage of Carlsbad capacity rights increases in the downstream reaches of each interceptor system (0% in the upstream reaches as they enter the Carlsbad service area and up to 35% or 50% in the downstream reaches for Buena Interceptor and Vista/Carlsbad Interceptor, respectively as they enter the Encina Water Pollution Control Facility).

C. Buildout Facility Adequacy Analysis

The 2003 City of Carlsbad Sewer Master Plan evaluated the sewer infrastructure needs of the Carlsbad's Sewer service area and identified those facilities required to accommodate future customers at buildout. The master plan identified the Vista/Carlsbad Interceptor as requiring improvements to accommodate buildout demand (see below). Sewer trunk main capacities are estimated by comparing wastewater flow projections to the capacity of the sewer system. Using a sewer model, the existing and future sewer demands are estimated and compared to the capacity. In addition, annual flow measurement information is also used to determine actual flows in the sewer trunk mains.

Vista/Carlsbad Interceptor. A capacity analysis included in the 2003 City of Carlsbad Sewer Master Plan indicates three relatively flat pipeline portions of Reaches VC13, VC14 & VC15. As a result, during peak period flows, the pipeline is flowing full. The FY 09/10 Capital Improvement Program has identified funds for construction of upgrades to these reaches projected to begin in FY 09/10. The replacement pipelines are sized based on ultimate flows from both the Carlsbad and City of Vista Sewer systems.

WATER DISTRIBUTION SERVICES

A. Performance Standard

Line capacity to meet demand as determined by the appropriate water district must be provided concurrent with development. A minimum of 10-day average storage capacity must be provided prior to any development.

B. CY 2009 Facility Adequacy Analysis

Carlsbad's water distribution is provided by the Carlsbad Municipal Water District (CMWD), Vallecitos Water District (VWD) and Olivenhain Municipal Water District (OMWD). These districts indicate that they have adequate capacity to meet the Growth Management performance standard.

Water service demand requirements are estimated using a computer model to simulate the two water distribution scenarios: 1) maximum day demand plus a fire event, 2) peak hour demand. This computer model was calibrated using actual flow measurements collected in the field to verify it sufficiently represents the actual water system.

Existing and future daily demand and storage requirements for CMWD:

Existing Maximum Day Demand	33 MGD
Existing Storage Requirement	40 MG
Existing Storage Capacity	51 MG
Future Maximum-Daily Demand	40 MGD
Future Storage Requirement	55 MG

Based on the water model analysis prepared with the 2003 CMWD Water Master Plan, future pipelines and water system facilities were identified to ensure a complete water system is constructed to accommodate future customers. In addition, funds for the construction of future facilities were included in the FY09/10 Capital Improvement Program. Therefore, the future water infrastructure is programmed to be in place at the time of need in order to ensure compliance with the performance standard.

For CMWD the existing average daily demand peaked in 2007 at 21.8 MGD. For 2009 the annual demand reduced to 19.3 MGD as a result of implementation of a new tiered water rate structure and a campaign to reduce customer consumption by the wholesale water agencies. To meet the 10 day storage requirement, CMWD needs 218 MG of storage capacity. CMWD has a storage capacity of 249 MGD which consists of 195 MGD of storage capacity at Maerkle Dam and an additional 54 MGD of storage capacity in various storage tanks throughout the distribution system. In 2004, the OMWD completed construction of a water treatment facility at the San Diego County Water Authority Emergency Storage

Reservoir, which provides the storage necessary to meet the 10 day storage requirement for OMWD.

C. Buildout Facility Adequacy Analysis

The 2003 CMWD Water Master Plan identifies facilities necessary for buildout conditions within its service area. The update identified additional improvements required to meet future water demands and the need for two additional water storage tanks to meet future 10 average-day storage requirements.

As proposed land development projects are reviewed by the City, the CMWD Water Master Plan is consulted to check pipeline sizes and facility capacities to verify adequacy to support the water needs of the project and city. To comply with water master plan requirements, land development projects may be required to install a master plan water project concurrent with construction of that specific project.

CITY OF CARLSBAD GROWTH PROJECTIONS	NW				NE				NW			
	1				2				3			
	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL
PRIOR TO 11/86	8,964	-	-	-	1,993	-	-	-	232	-	-	-
11/86 TO 6/30/92	1,288	-	-	-	495	-	-	-	3	-	-	-
1992 - 93	7	19,236	-	19,236	-	6,090	-	6,090	-	147,922	-	147,922
1993 - 94	7	8,898	-	8,898	-	-	-	-	-	2,900	-	2,900
1994 - 95	17	20,600	-	20,600	-	4,200	-	4,200	1	116,483	-	116,483
1995 - 96	12	-	-	-	2	-	-	-	-	5,705	-	5,705
1996 - 97	13	251,245	-	251,245	-	-	-	-	-	14,980	-	14,980
1997 - 98	17	-	-	-	-	67,813	-	67,813	-	3,064	-	3,064
1998 - 99	57	61,752	-	61,752	-	-	-	-	1	60,538	33,832	94,370
1999 - 00	96	-	-	-	1	-	-	-	1	-	-	-
2000 - 01	200	16,398	-	16,398	-	-	-	-	1	65,753	40,779	106,532
2001 - 02	97	69,542	-	69,542	23	-	-	-	1	-	-	-
2002 - 03	73	152,007	-	152,007	-	-	-	-	1	8,290	-	8,290
2003 - 04	98	12,540	-	12,540	3	-	-	-	-	98,936	-	98,936
2004 - 05	33	12,964	-	12,964	143	33,543	-	33,543	3	56,399	-	56,399
2005 - 06	110	8,732	-	8,732	-	-	-	-	4	15,763	28,653	44,416
2006 - 07	35	29,564	-	29,564	1	-	-	-	1	42,693	-	42,693
2007 - 08	33	16,249	-	16,249	-	2,937	-	2,937	2	245,446	-	245,446
2008 - 09	24	-	-	-	-	-	-	-	-	15,887	-	15,887
2009 - 10	9	-	-	-	-	-	-	-	-	43,696	-	43,696
Jan 1 to June 30, 2010	9	-	-	-	-	-	-	-	-	-	-	-
2010 - 11	28	-	-	-	-	-	-	-	-	2,881	36,798	39,679
2011 - 12	25	25,220	-	25,220	-	-	-	-	-	-	103,148	103,148
2012 - 13	25	37,025	-	37,025	-	-	-	-	-	30,500	36,799	67,299
2013 - 14	25	11,806	-	11,806	-	-	-	-	1	30,500	-	30,500
2014 - 15	25	11,806	-	11,806	-	-	-	-	-	30,500	-	30,500
2015 - 16	20	13,500	-	13,500	-	-	-	-	1	30,500	-	30,500
2016 - 17	20	13,500	-	13,500	-	-	-	-	-	20,130	-	20,130
2017 - 18	20	13,500	-	13,500	-	-	-	-	1	-	-	-
2018 - 19	20	13,500	-	13,500	-	-	-	-	-	-	-	-
2019 - 20	20	13,500	-	13,500	-	-	-	-	1	-	20,000	20,000
2020 - 21	20	13,500	-	13,500	-	2,500	-	2,500	-	-	-	-
2021 - 22	20	13,500	-	13,500	-	-	-	-	1	-	-	-
2022 - 23	20	13,500	-	13,500	-	-	-	-	-	-	-	-
2023 - 24	20	13,500	-	13,500	-	-	-	-	1	-	-	-
2024 - 25	20	13,500	-	13,500	-	-	-	-	-	-	-	-
2025 - 26	30	13,500	-	13,500	-	-	-	-	1	-	-	-
2026 - 27	30	13,500	-	13,500	-	-	-	-	-	-	-	-
2027 - 28	30	13,500	-	13,500	-	-	-	-	-	-	-	-
2028 - 29	30	13,500	-	13,500	-	-	-	-	-	-	-	-
2029 - 30	30	13,500	-	13,500	-	-	-	-	-	-	-	-
2030 - 31	40	13,500	-	13,500	-	-	-	-	-	-	-	-
2031 - 32	43	13,500	-	13,500	-	-	-	-	-	-	-	-
2032 - 33	45	3,385	-	3,385	5	-	-	-	-	-	-	-
2033 - 34	-	-	-	-	-	-	-	-	1	-	-	-
FINANCE ADJUST	(253)	-	-	-	(78)	-	-	-	(7)	-	-	-
TOTAL FUTURE	615	318,742	-	318,742	5	2,500	-	2,500	8	145,011	196,745	341,756
FINANCE TO ADJUST	(253)	-	-	-	(78)	-	-	-	(7)	-	-	-
TOTAL ISSUED	11,190	679,727	-	679,727	2,661	114,583	-	114,583	251	944,455	103,264	1,047,719
TOTAL BUILDOUT	11,552	998,469	-	998,469	2,588	117,083	-	117,083	252	1,089,466	300,009	1,389,475
UNIT BANK DU'S	(67)	-	-	-	-	-	-	-	(3)	-	-	-
TOTAL ADJ W/ BANK DU'S	11,485	-	-	-	2,588	-	-	-	249	-	-	-

FINAL 02/25/10

CITY OF CARLSBAD GROWTH PROJECTIONS	SW				NW				SE			
	4				5				6			
	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL
PRIOR TO 11/86	2,448	-	-	-	-	-	-	-	5,901	-	-	-
11/86 TO 6/30/92	617	-	-	-	-	-	-	-	1,403	-	-	-
1992 - 93	-	-	-	-	-	-	59,642	59,642	72	4,525	-	4,525
1993 - 94	-	-	-	-	-	-	234,110	234,110	76	-	-	-
1994 - 95	-	-	-	-	-	-	287,035	287,035	36	17,568	-	17,568
1995 - 96	-	-	-	-	-	-	489,395	489,395	23	-	-	-
1996 - 97	-	-	-	-	-	-	1,191,299	1,191,299	5	-	-	-
1997 - 98	-	-	-	-	-	207,665	1,307,721	1,515,386	43	-	-	-
1998 - 99	-	-	-	-	138	640,033	1,090,509	1,730,542	69	-	-	-
1999 - 00	-	-	-	-	-	160,671	422,975	583,646	124	1,284	-	1,284
2000 - 01	-	-	-	-	-	186,217	475,664	661,881	61	82,779	-	82,779
2001 - 02	-	-	-	-	-	91,058	67,638	158,696	40	-	-	-
2002 - 03	-	-	-	-	-	61,592	93,358	154,950	21	77,376	-	77,376
2003 - 04	-	-	-	-	-	48,827	51,432	100,259	7	4,075	-	4,075
2004 - 05	-	-	-	-	-	60,000	400,484	460,484	61	55,522	-	55,522
2005 - 06	-	-	-	-	-	166,975	442,609	609,584	14	26,968	-	26,968
2006 - 07	-	-	-	-	-	300,663	141,858	442,521	5	60,008	-	60,008
2007 - 08	-	-	-	-	-	-	194,431	194,431	7	-	20,467	20,467
2008 - 09	-	-	-	-	-	-	81,750	81,750	10	-	-	-
2009 - 10	-	-	-	-	-	-	11,093	11,093	1	-	-	-
Jan 1 to June 30, 2010	-	-	-	-	-	-	75,950	75,950	-	-	-	-
2010 - 11	-	-	-	-	-	-	-	-	5	-	-	-
2011 - 12	-	-	-	-	-	-	135,752	135,752	6	-	-	-
2012 - 13	-	-	-	-	-	-	134,894	134,894	5	-	-	-
2013 - 14	-	-	-	-	-	-	-	-	6	-	-	-
2014 - 15	-	-	-	-	-	-	10,000	10,000	6	-	-	-
2015 - 16	14	-	-	-	-	-	45,000	45,000	8	-	-	-
2016 - 17	15	-	-	-	-	-	45,000	45,000	8	28,428	-	28,428
2017 - 18	-	-	-	-	-	-	90,000	90,000	8	28,428	-	28,428
2018 - 19	-	-	-	-	-	-	90,000	90,000	8	28,428	-	28,428
2019 - 20	-	-	-	-	-	-	90,000	90,000	9	-	-	-
2020 - 21	-	-	-	-	-	-	80,398	80,398	10	-	-	-
2021 - 22	-	-	-	-	-	-	45,000	45,000	10	-	-	-
2022 - 23	-	-	-	-	-	-	45,000	45,000	10	20,161	-	20,161
2023 - 24	-	-	-	-	-	-	24,445	24,445	9	20,161	-	20,161
2024 - 25	1	-	-	-	-	-	-	-	9	-	-	-
2025 - 26	-	-	-	-	-	-	-	-	5	-	-	-
2026 - 27	-	-	-	-	-	-	-	-	5	-	-	-
2027 - 28	-	-	-	-	-	-	-	-	5	26,920	-	26,920
2028 - 29	-	-	-	-	-	-	-	-	5	26,920	-	26,920
2029 - 30	1	-	-	-	-	-	-	-	5	26,920	-	26,920
2030 - 31	-	-	-	-	-	-	-	-	-	-	-	-
2031 - 32	-	-	-	-	-	-	-	-	-	-	-	-
2032 - 33	-	-	-	-	-	-	-	-	-	-	-	-
2033 - 34	-	-	-	-	-	-	-	-	-	-	-	-
FINANCE ADJUST	(33)	-	-	-	-	-	-	-	10	-	-	-
TOTAL FUTURE	31	-	-	-	-	-	911,439	911,439	142	206,366	-	206,366
FINANCE TO ADJUST	(33)	-	-	-	-	-	-	-	10	-	-	-
TOTAL ISSUED	3,065	-	-	-	138	1,923,701	7,043,003	8,966,704	7,979	330,105	20,467	350,572
TOTAL BUILDOUT	3,063	-	-	-	138	1,923,701	7,954,442	9,878,143	8,131	536,471	20,467	556,938
UNIT BANK DU'S	(32)	-	-	-	-	-	-	-	-	-	-	-
TOTAL ADJ W/ BANK DU'S	3,031	-	-	-	138	-	-	-	8,131	-	-	-

FINAL 02/25/10

CITY OF CARLSBAD GROWTH PROJECTIONS	SW				NE				NW			
	6				7				8			
	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL
PRIOR TO 11/86	407	-	-	-	1,101	-	-	-	1	-	-	-
11/86 TO 6/30/92	92	-	-	-	-	-	-	-	-	-	-	-
1992 - 93	-	-	-	-	-	-	-	-	-	-	-	-
1993 - 94	-	-	-	-	-	-	-	-	-	-	-	-
1994 - 95	5	-	-	-	-	-	-	-	-	-	-	-
1995 - 96	1	-	-	-	-	-	-	-	-	-	-	-
1996 - 97	-	-	-	-	-	-	-	-	-	-	-	-
1997 - 98	1	-	-	-	-	-	-	-	-	-	-	-
1998 - 99	-	64,070	-	64,070	76	-	-	-	-	3,800	-	3,800
1999 - 00	-	-	-	-	271	-	-	-	89	-	-	-
2000 - 01	-	-	-	-	172	-	-	-	54	-	-	-
2001 - 02	-	-	-	-	-	-	-	-	-	-	-	-
2002 - 03	-	-	-	-	-	-	-	-	507	7,489	-	7,489
2003 - 04	-	-	-	-	282	2,602	-	2,602	91	-	-	-
2004 - 05	-	-	-	-	332	-	-	-	-	-	-	-
2005 - 06	-	-	-	-	62	-	-	-	-	45,910	9,974	55,884
2006 - 07	-	-	-	-	13	-	-	-	-	-	-	-
2007 - 08	-	-	-	-	-	-	-	-	1	-	-	-
2008 - 09	-	-	-	-	-	-	-	-	-	-	-	-
2009 - 10	-	-	-	-	-	-	-	-	-	-	-	-
Jan 1 to June 30, 2010	-	-	-	-	-	-	-	-	-	-	-	-
2010 - 11	-	-	-	-	-	-	-	-	-	-	-	-
2011 - 12	-	-	-	-	-	-	-	-	-	-	-	-
2012 - 13	-	-	-	-	-	-	-	-	-	-	-	-
2013 - 14	-	-	-	-	-	-	-	-	-	-	-	-
2014 - 15	-	-	-	-	-	-	-	-	-	-	-	-
2015 - 16	-	-	-	-	-	10,000	-	10,000	-	-	-	-
2016 - 17	-	-	-	-	-	-	-	-	5	-	-	-
2017 - 18	-	-	-	-	-	-	-	-	-	-	-	-
2018 - 19	-	-	-	-	-	-	-	-	22	-	-	-
2019 - 20	-	-	-	-	-	-	-	-	-	-	-	-
2020 - 21	-	-	-	-	-	20,000	-	20,000	-	-	-	-
2021 - 22	-	-	-	-	-	-	-	-	-	-	-	-
2022 - 23	-	-	-	-	-	-	-	-	-	-	-	-
2023 - 24	-	-	-	-	-	-	-	-	-	-	-	-
2024 - 25	-	-	-	-	-	-	-	-	-	-	-	-
2025 - 26	-	-	-	-	-	-	-	-	-	-	-	-
2026 - 27	-	-	-	-	-	-	-	-	-	-	-	-
2027 - 28	-	-	-	-	-	-	-	-	-	-	-	-
2028 - 29	-	-	-	-	-	-	-	-	-	-	-	-
2029 - 30	-	-	-	-	-	-	-	-	-	-	-	-
2030 - 31	-	-	-	-	-	-	-	-	7	-	-	-
2031 - 32	-	-	-	-	-	-	-	-	-	-	-	-
2032 - 33	-	-	-	-	-	-	-	-	-	-	-	-
2033 - 34	-	-	-	-	-	-	-	-	-	-	-	-
FINANCE ADJUST	-	-	-	-	92	-	-	-	81	-	-	-
TOTAL FUTURE	-	-	-	-	-	30,000	-	30,000	34	-	-	-
FINANCE TO ADJUST	-	-	-	-	92	-	-	-	81	-	-	-
TOTAL ISSUED	506	64,070	-	64,070	2,309	2,602	-	2,602	743	57,199	9,974	67,173
TOTAL BUILDOUT	506	64,070	-	64,070	2,401	32,602	-	32,602	858	57,199	9,974	67,173
UNIT BANK DU'S	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ADJ W/ BANK DU'S	506	-	-	-	2,401	-	-	-	858	-	-	-
FINAL 02/25/10												

CITY OF CARLSBAD GROWTH PROJECTIONS	SW				SE				SE			
	9				10				11			
	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL
PRIOR TO 11/86	384	-	-	-	-	-	-	-	580	-	-	-
11/86 TO 6/30/92	75	-	-	-	-	-	-	-	343	-	-	-
1992 - 93	-	-	-	-	-	-	-	-	-	-	-	-
1993 - 94	-	-	-	-	-	-	-	-	44	-	-	-
1994 - 95	-	-	-	-	-	-	-	-	136	-	-	-
1995 - 96	-	-	-	-	-	-	-	-	41	-	-	-
1996 - 97	-	-	-	-	-	-	-	-	248	-	-	-
1997 - 98	75	-	-	-	-	-	-	-	196	-	-	-
1998 - 99	249	-	-	-	-	-	-	-	94	344	-	344
1999 - 00	89	-	-	-	-	-	-	-	2	-	-	-
2000 - 01	36	2,132	-	2,132	-	-	-	-	15	-	-	-
2001 - 02	2	-	-	-	-	-	-	-	94	22,579	-	22,579
2002 - 03	-	-	-	-	-	-	-	-	148	-	-	-
2003 - 04	-	-	-	-	180	5,371	-	5,371	249	21,021	-	21,021
2004 - 05	-	-	-	-	185	5,073	-	5,073	227	99,638	-	99,638
2005 - 06	-	8,000	-	8,000	201	-	-	-	114	-	-	-
2006 - 07	-	-	-	-	86	12,118	-	12,118	262	2,744	-	2,744
2007 - 08	-	-	-	-	78	25,801	81,115	106,916	56	8,080	-	8,080
2008 - 09	-	-	-	-	25	-	-	-	47	-	-	-
2009 - 10	-	-	-	-	36	-	-	-	49	-	-	-
Jan 1 to June 30, 2010	-	-	-	-	24	-	-	-	52	8,074	-	8,074
2010 - 11	-	-	-	-	56	-	-	-	80	-	-	-
2011 - 12	-	-	-	-	54	-	-	-	80	-	-	-
2012 - 13	-	-	-	-	45	-	-	-	85	15,412	-	15,412
2013 - 14	-	-	-	-	35	-	-	-	25	-	-	-
2014 - 15	-	-	-	-	-	2,700	-	2,700	25	-	-	-
2015 - 16	40	36,000	-	36,000	-	-	-	-	-	-	-	-
2016 - 17	40	36,000	-	36,000	-	-	-	-	26	73,600	-	73,600
2017 - 18	40	36,000	-	36,000	-	-	-	-	26	-	-	-
2018 - 19	41	36,635	-	36,635	-	-	-	-	26	-	-	-
2019 - 20	-	-	-	-	-	-	-	-	-	73,600	-	73,600
2020 - 21	-	-	-	-	-	-	-	-	25	-	-	-
2021 - 22	-	-	-	-	-	-	-	-	24	-	-	-
2022 - 23	-	-	-	-	-	-	-	-	-	73,600	-	73,600
2023 - 24	-	-	-	-	-	-	-	-	-	-	-	-
2024 - 25	-	-	-	-	-	-	-	-	-	-	-	-
2025 - 26	-	-	-	-	5	-	-	-	-	73,600	-	73,600
2026 - 27	-	-	-	-	5	-	-	-	-	-	-	-
2027 - 28	-	-	-	-	5	-	-	-	-	-	-	-
2028 - 29	-	-	-	-	5	-	-	-	-	-	-	-
2029 - 30	-	-	-	-	5	-	-	-	-	-	-	-
2030 - 31	-	-	-	-	5	-	-	-	32	-	-	-
2031 - 32	-	-	-	-	1	-	-	-	32	-	-	-
2032 - 33	-	-	-	-	-	-	-	-	-	-	-	-
2033 - 34	-	-	-	-	-	-	-	-	-	-	-	-
FINANCE ADJUST	(157)	-	-	-	2	-	-	-	(45)	-	-	-
TOTAL FUTURE	161	144,635	-	144,635	245	2,700	-	2,700	538	317,886	-	317,886
FINANCE TO ADJUST	(157)	-	-	-	2	-	-	-	(45)	-	-	-
TOTAL ISSUED	910	10,132	-	10,132	791	48,363	81,115	129,478	2,945	154,406	-	154,406
TOTAL BUILDOUT	914	154,767	-	154,767	1,038	51,063	81,115	132,178	3,438	472,292	-	472,292
UNIT BANK DU'S	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ADJ W/ BANK DU'S	914	-	-	-	1,038	-	-	-	3,438	-	-	-
FINAL 02/25/10												

CITY OF CARLSBAD GROWTH PROJECTIONS	SE				NW				NE			
	12				13				14			
	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL
PRIOR TO 11/86	589	-	-	-	-	-	-	-	2	-	-	-
11/86 TO 6/30/92	-	-	-	-	-	-	-	-	-	-	-	-
1992 - 93	-	-	-	-	-	-	-	-	-	-	-	-
1993 - 94	-	-	-	-	-	-	-	-	-	-	-	-
1994 - 95	-	-	-	-	-	-	-	-	-	-	-	-
1995 - 96	-	-	-	-	-	-	229,472	229,472	-	-	-	-
1996 - 97	-	-	-	-	-	214,883	34,400	249,283	-	-	-	-
1997 - 98	244	5,001	-	5,001	-	637,135	477,884	1,115,019	-	-	-	-
1998 - 99	248	6,000	-	6,000	-	116,131	-	116,131	-	-	-	-
1999 - 00	316	-	-	-	-	6,400	-	6,400	-	-	-	-
2000 - 01	250	-	-	-	-	101,287	-	101,287	-	-	-	-
2001 - 02	-	-	-	-	-	-	-	-	-	-	-	-
2002 - 03	-	-	-	-	-	-	-	-	-	-	-	-
2003 - 04	-	-	-	-	-	-	-	-	-	-	-	-
2004 - 05	1	-	-	-	-	-	100,000	100,000	-	-	-	-
2005 - 06	1	-	-	-	-	-	-	-	-	-	-	-
2006 - 07	-	6,910	-	6,910	-	144,373	-	144,373	-	-	-	-
2007 - 08	-	-	-	-	-	107,629	-	107,629	78	3,230	-	3,230
2008 - 09	-	-	-	-	-	22,989	-	22,989	-	-	-	-
2009 - 10	-	-	-	-	-	23,968	-	23,968	17	-	-	-
Jan 1 to June 30, 2010	-	-	-	-	-	8,228	-	8,228	28	-	-	-
2010 - 11	-	-	-	-	-	-	-	-	50	-	-	-
2011 - 12	-	-	-	-	-	-	-	-	50	-	-	-
2012 - 13	-	-	-	-	-	-	-	-	62	-	-	-
2013 - 14	-	-	-	-	-	-	-	-	52	-	-	-
2014 - 15	-	-	-	-	-	-	-	-	52	-	-	-
2015 - 16	-	-	-	-	-	72,960	-	72,960	52	33,000	-	33,000
2016 - 17	-	17,000	-	17,000	-	36,966	-	36,966	35	33,000	-	33,000
2017 - 18	-	-	-	-	-	36,480	-	36,480	2	-	-	-
2018 - 19	-	-	-	-	-	57,975	-	57,975	2	16,500	-	16,500
2019 - 20	-	-	-	-	-	36,966	-	36,966	-	-	-	-
2020 - 21	-	13,000	-	13,000	0	36,966	-	36,966	-	-	-	-
2021 - 22	-	-	-	-	-	57,975	50,000	107,975	50	-	-	-
2022 - 23	-	-	-	-	-	36,966	-	36,966	70	70,000	-	70,000
2023 - 24	-	-	-	-	-	57,975	-	57,975	70	-	-	-
2024 - 25	-	-	-	-	-	-	50,000	50,000	70	-	-	-
2025 - 26	-	-	-	-	-	94,941	-	94,941	70	-	-	-
2026 - 27	-	-	-	-	-	36,966	-	36,966	70	70,000	-	70,000
2027 - 28	-	-	-	-	-	57,975	50,000	107,975	64	-	-	-
2028 - 29	-	-	-	-	-	36,965	-	36,965	50	-	-	-
2029 - 30	-	-	-	-	-	57,975	-	57,975	50	-	-	-
2030 - 31	-	-	-	-	-	36,965	50,000	86,965	50	-	-	-
2031 - 32	-	-	-	-	-	57,975	-	57,975	57	-	-	-
2032 - 33	-	-	-	-	-	-	-	-	-	-	-	-
2033 - 34	-	-	-	-	-	57,975	-	57,975	-	-	-	-
FINANCE ADJUST	(6)	-	-	-	-	-	-	-	(191)	-	-	-
TOTAL FUTURE	-	30,000	-	30,000	0	877,194	200,000	1,077,194	1,056	222,500	-	222,500
FINANCE TO ADJUST	(6)	-	-	-	-	-	-	-	(191)	-	-	-
TOTAL ISSUED	1,649	17,911	-	17,911	-	1,374,795	841,756	2,216,551	97	3,230	-	3,230
TOTAL BUILDOUT	1,643	47,911	-	47,911	0	2,251,989	1,041,756	3,293,745	962	225,730	-	225,730
UNIT BANK DU'S	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ADJ W/ BANK DU'S	1,643	-	-	-	0	-	-	-	962	-	-	-
FINAL 02/25/10												

CITY OF CARLSBAD GROWTH PROJECTIONS	NE				NE				SE			
	15				16				17			
	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL
PRIOR TO 11/86	520	-	-	-	-	-	-	-	1	-	-	-
11/86 TO 6/30/92	-	-	-	-	-	-	-	-	-	-	-	-
1992 - 93	-	-	-	-	-	-	-	-	-	-	-	-
1993 - 94	-	-	-	-	-	-	-	-	-	-	-	-
1994 - 95	-	-	-	-	-	-	-	-	-	-	-	-
1995 - 96	-	-	-	-	-	-	-	-	-	-	-	-
1996 - 97	-	-	-	-	-	-	-	-	-	-	-	-
1997 - 98	-	-	-	-	-	-	-	-	-	-	-	-
1998 - 99	-	-	-	-	-	-	-	-	-	-	-	-
1999 - 00	-	-	-	-	-	-	-	-	-	-	-	-
2000 - 01	1	-	-	-	-	-	-	-	-	-	-	-
2001 - 02	172	-	-	-	-	-	-	-	-	-	-	-
2002 - 03	78	-	-	-	-	-	-	-	-	-	-	-
2003 - 04	-	-	-	-	-	-	-	-	6	-	-	-
2004 - 05	-	-	-	-	-	-	-	-	469	3,366	-	3,366
2005 - 06	-	-	-	-	-	-	-	-	137	-	119,560	119,560
2006 - 07	-	-	-	-	-	-	-	-	11	95,008	156,504	251,512
2007 - 08	-	-	-	-	-	-	-	-	-	291,407	168,732	460,139
2008 - 09	-	-	-	-	-	-	-	-	-	37,252	-	37,252
2009 - 10	-	-	-	-	-	-	-	-	-	35,882	-	35,882
Jan 1 to June 30, 2010	-	-	-	-	-	-	-	-	-	-	-	-
2010 - 11	-	-	-	-	-	-	171,270	171,270	-	51,410	-	51,410
2011 - 12	-	-	-	-	-	-	-	-	-	-	-	-
2012 - 13	-	-	-	-	-	-	-	-	-	4,500	77,400	81,900
2013 - 14	100	118,328	-	118,328	-	-	35,000	35,000	-	-	-	-
2014 - 15	52	118,328	-	118,328	-	-	35,000	35,000	-	-	-	-
2015 - 16	82	118,329	-	118,329	-	-	70,000	70,000	-	28,087	42,500	70,587
2016 - 17	42	161,791	-	161,791	-	-	70,000	70,000	-	-	42,500	42,500
2017 - 18	-	-	-	-	-	-	70,000	70,000	-	-	42,500	42,500
2018 - 19	-	43,462	-	43,462	-	-	70,000	70,000	-	15,636	42,500	58,136
2019 - 20	-	-	-	-	-	-	70,000	70,000	-	-	42,500	42,500
2020 - 21	-	43,462	-	43,462	0	-	100,000	100,000	-	-	42,500	42,500
2021 - 22	-	-	-	-	-	-	100,000	100,000	-	17,680	42,500	60,180
2022 - 23	-	43,462	-	43,462	-	-	100,000	100,000	-	-	42,500	42,500
2023 - 24	-	-	-	-	-	-	100,000	100,000	-	-	42,500	42,500
2024 - 25	-	-	-	-	-	-	100,000	100,000	-	13,534	42,500	56,034
2025 - 26	33	-	-	-	-	-	150,000	150,000	-	-	42,500	42,500
2026 - 27	33	-	-	-	-	-	150,000	150,000	-	-	42,500	42,500
2027 - 28	33	-	-	-	-	-	100,000	100,000	-	13,671	42,500	56,171
2028 - 29	33	20,000	-	20,000	-	-	100,000	100,000	-	-	42,500	42,500
2029 - 30	33	20,000	-	20,000	-	-	100,000	100,000	-	-	42,500	42,500
2030 - 31	40	30,000	-	30,000	-	-	90,730	90,730	-	-	42,500	42,500
2031 - 32	40	30,000	-	30,000	-	-	-	-	-	-	42,500	42,500
2032 - 33	-	-	-	-	-	-	-	-	-	-	483	483
2033 - 34	-	-	-	-	-	-	-	-	-	-	-	-
FINANCE ADJUST	760	-	-	-	-	-	-	-	(37)	-	-	-
TOTAL FUTURE	521	747,162	-	747,162	0	-	1,782,000	1,782,000	-	144,518	800,383	944,901
FINANCE TO ADJUST	760	-	-	-	-	-	-	-	(37)	-	-	-
TOTAL ISSUED	771	-	-	-	-	-	-	-	624	462,915	444,796	907,711
TOTAL BUILDOUT	2,052	747,162	-	747,162	0	-	1,782,000	1,782,000	587	607,433	1,245,179	1,852,612
UNIT BANK DU'S	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ADJ W/ BANK DU'S	2,052	-	-	-	0	-	-	-	587	-	-	-
FINAL 02/25/10												

CITY OF CARLSBAD GROWTH PROJECTIONS	SE				SW				SW			
	18				19				20			
	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL
PRIOR TO 11/86	-	-	-	-	2	-	-	-	28	-	-	-
11/86 TO 6/30/92	-	-	-	-	76	-	-	-	-	-	-	-
1992 - 93	-	-	-	-	-	-	-	-	-	-	-	-
1993 - 94	-	-	-	-	93	-	-	-	-	-	-	-
1994 - 95	-	-	-	-	222	-	-	-	-	-	-	-
1995 - 96	-	-	-	-	251	-	-	-	67	-	-	-
1996 - 97	-	-	-	-	327	58,984	-	58,984	194	-	-	-
1997 - 98	-	-	-	-	333	48,730	-	48,730	376	700	-	700
1998 - 99	524	2,363	-	2,363	386	79,477	-	79,477	306	414	-	414
1999 - 00	480	343	-	343	71	88,211	-	88,211	135	9,862	-	9,862
2000 - 01	578	8,182	-	8,182	88	180	-	180	176	1,668	-	1,668
2001 - 02	131	-	-	-	62	51,190	-	51,190	85	-	-	-
2002 - 03	25	-	-	-	2	-	-	-	3	-	-	-
2003 - 04	-	-	-	-	10	-	-	-	62	14,334	-	14,334
2004 - 05	-	-	-	-	-	2,996	-	2,996	172	-	-	-
2005 - 06	-	-	384,098	384,098	2	-	-	-	79	-	-	-
2006 - 07	1	216,732	165,517	382,249	1	-	-	-	9	37,697	-	37,697
2007 - 08	-	-	95,604	95,604	1	2,075	-	2,075	5	-	-	-
2008 - 09	-	-	64,327	64,327	1	-	-	-	-	13,666	-	13,666
2009 - 10	-	-	-	-	-	-	-	-	-	-	-	-
Jan 1 to June 30, 2010	-	-	-	-	-	-	-	-	-	-	-	-
2010 - 11	-	-	-	-	1	6,200	-	6,200	5	-	-	-
2011 - 12	-	16,800	-	16,800	-	-	-	-	-	-	-	-
2012 - 13	-	-	-	-	1	-	-	-	-	-	-	-
2013 - 14	-	-	59,899	59,899	-	-	-	-	5	-	-	-
2014 - 15	-	-	59,898	59,898	1	-	-	-	9	-	-	-
2015 - 16	-	-	53,000	53,000	1	-	-	-	21	-	-	-
2016 - 17	-	-	53,000	53,000	1	-	-	-	19	23,167	-	23,167
2017 - 18	-	8,693	53,000	61,693	1	-	-	-	18	-	-	-
2018 - 19	-	-	53,000	53,000	1	-	-	-	-	26,176	-	26,176
2019 - 20	-	-	53,000	53,000	1	-	-	-	-	-	-	-
2020 - 21	-	-	53,000	53,000	-	-	-	-	-	23,167	-	23,167
2021 - 22	-	-	53,000	53,000	-	-	-	-	-	-	-	-
2022 - 23	-	-	53,000	53,000	-	-	-	-	-	26,176	-	26,176
2023 - 24	-	-	53,000	53,000	-	-	-	-	-	-	-	-
2024 - 25	-	-	53,000	53,000	10	229,580	-	229,580	-	-	-	-
2025 - 26	-	-	66,000	66,000	10	-	-	-	8	26,176	-	26,176
2026 - 27	-	-	66,000	66,000	10	-	-	-	8	-	-	-
2027 - 28	-	-	66,000	66,000	10	-	-	-	8	26,176	-	26,176
2028 - 29	-	-	66,000	66,000	10	-	-	-	8	-	-	-
2029 - 30	-	-	66,000	66,000	4	57,900	-	57,900	6	-	-	-
2030 - 31	-	-	66,000	66,000	-	-	-	-	-	-	-	-
2031 - 32	-	-	66,000	66,000	-	-	-	-	-	-	-	-
2032 - 33	-	-	65,432	65,432	-	-	-	-	-	-	-	-
2033 - 34	-	-	-	-	-	-	-	-	-	-	-	-
FINANCE ADJUST	(107)	-	-	-	14	-	-	-	26	-	-	-
TOTAL FUTURE	-	25,493	1,177,229	1,202,722	62	293,680	-	293,680	115	151,038	-	151,038
FINANCE TO ADJUST	(107)	-	-	-	14	-	-	-	26	-	-	-
TOTAL ISSUED	1,739	227,620	709,546	937,166	1,928	331,843	-	331,843	1,697	78,341	-	78,341
TOTAL BUILDOUT	1,632	253,113	1,886,775	2,139,888	2,004	625,523	-	625,523	1,838	229,379	-	229,379
UNIT BANK DU'S	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ADJ W/ BANK DU'S	1,632	-	-	-	2,004	-	-	-	1,838	-	-	-

FINAL 02/25/10

CITY OF CARLSBAD GROWTH PROJECTIONS	SW				SW				SW			
	21				22				23			
	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL
PRIOR TO 11/86	5	-	-	-	268	-	-	-	-	-	-	-
11/86 TO 6/30/92	-	-	-	-	-	-	-	-	-	-	-	-
1992 - 93	-	-	-	-	-	-	-	-	-	-	-	-
1993 - 94	-	-	-	-	-	-	-	-	-	-	-	-
1994 - 95	344	-	-	-	-	560	-	560	-	-	-	-
1995 - 96	-	-	-	-	-	560	-	560	-	-	-	-
1996 - 97	-	-	-	-	-	-	-	-	-	-	-	-
1997 - 98	81	-	-	-	7	-	-	-	-	-	-	-
1998 - 99	81	-	-	-	12	106,299	-	106,299	-	-	-	-
1999 - 00	59	-	-	-	106	-	-	-	-	-	-	-
2000 - 01	23	-	-	-	167	240	-	240	-	421,820	-	421,820
2001 - 02	-	-	-	-	58	-	-	-	-	-	-	-
2002 - 03	-	-	-	-	80	770	4,343	5,113	-	364,586	-	364,586
2003 - 04	157	-	-	-	133	-	-	-	-	16,964	-	16,964
2004 - 05	-	-	-	-	11	-	-	-	-	118,561	-	118,561
2005 - 06	-	-	-	-	1	5,990	-	5,990	-	353,067	-	353,067
2006 - 07	-	-	-	-	-	-	-	-	-	-	-	-
2007 - 08	-	-	-	-	78	174,022	-	174,022	-	-	-	-
2008 - 09	-	-	-	-	-	-	-	-	-	-	-	-
2009 - 10	-	-	-	-	-	-	-	-	-	-	-	-
Jan 1 to June 30, 2010	-	-	-	-	-	-	-	-	-	-	-	-
2010 - 11	-	-	-	-	-	-	-	-	-	-	-	-
2011 - 12	-	-	-	-	-	-	-	-	-	-	-	-
2012 - 13	-	-	-	-	-	-	-	-	-	-	-	-
2013 - 14	-	-	-	-	-	60,229	-	60,229	-	-	-	-
2014 - 15	-	-	-	-	1	60,229	-	60,229	-	-	-	-
2015 - 16	53	-	-	-	-	60,229	-	60,229	-	-	-	-
2016 - 17	-	-	-	-	1	74,335	-	74,335	-	21,900	-	21,900
2017 - 18	82	-	-	-	-	74,335	-	74,335	-	-	-	-
2018 - 19	-	-	-	-	1	74,335	-	74,335	-	-	-	-
2019 - 20	-	-	-	-	-	-	-	-	-	-	-	-
2020 - 21	-	-	-	-	1	-	-	-	-	-	-	-
2021 - 22	80	-	-	-	-	-	-	-	-	-	-	-
2022 - 23	80	-	-	-	1	-	-	-	-	-	-	-
2023 - 24	80	-	-	-	-	-	-	-	-	-	-	-
2024 - 25	80	-	-	-	1	-	-	-	-	-	-	-
2025 - 26	80	-	-	-	-	-	-	-	-	-	-	-
2026 - 27	80	-	-	-	1	-	-	-	-	13,000	-	13,000
2027 - 28	24	-	-	-	-	-	-	-	-	-	-	-
2028 - 29	4	-	-	-	1	-	-	-	-	-	-	-
2029 - 30	5	-	-	-	-	-	-	-	-	-	-	-
2030 - 31	5	-	-	-	-	-	-	-	-	-	-	-
2031 - 32	5	-	-	-	-	-	-	-	-	-	-	-
2032 - 33	-	-	-	-	-	-	-	-	-	-	-	-
2033 - 34	-	-	-	-	-	-	-	-	-	-	-	-
FINANCE ADJUST	(398)	-	-	-	19	-	-	-	171	-	-	-
TOTAL FUTURE	658	-	-	-	8	403,692	-	403,692	-	34,900	-	34,900
FINANCE TO ADJUST	(398)	-	-	-	19	-	-	-	171	-	-	-
TOTAL ISSUED	750	-	-	-	921	288,441	4,343	292,784	-	1,274,998	-	1,274,998
TOTAL BUILDOUT	1,010	-	-	-	948	692,133	4,343	696,476	171	1,309,898	-	1,309,898
UNIT BANK DU'S	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ADJ W/ BANK DU'S	1,010	-	-	-	948	-	-	-	171	-	-	-

FINAL 02/25/10

Note not all of the commercial is within CFD No. 1

CITY OF CARLSBAD GROWTH PROJECTIONS	NW				NE			
	24				25			
	DU	COMM	INDUS	TOTAL	DU	COMM	INDUS	TOTAL
PRIOR TO 11/86	84	-	-	-	1	-	-	-
11/86 TO 6/30/92	31	-	-	-	-	-	-	-
1992 - 93	-	-	-	-	-	-	-	-
1993 - 94	-	-	-	-	-	-	-	-
1994 - 95	-	-	-	-	-	-	-	-
1995 - 96	97	-	-	-	-	-	-	-
1996 - 97	85	-	-	-	-	-	-	-
1997 - 98	41	-	-	-	-	-	-	-
1998 - 99	-	-	-	-	-	-	-	-
1999 - 00	-	-	-	-	-	-	-	-
2000 - 01	-	-	-	-	-	-	-	-
2001 - 02	-	-	-	-	-	-	-	-
2002 - 03	-	-	-	-	-	-	-	-
2003 - 04	-	-	-	-	-	-	-	-
2004 - 05	-	-	-	-	-	-	-	-
2005 - 06	-	-	-	-	-	-	-	-
2006 - 07	-	-	-	-	-	-	-	-
2007 - 08	-	-	-	-	-	-	-	-
2008 - 09	-	-	-	-	-	-	-	-
2009 - 10	-	-	-	-	-	-	-	-
Jan 1 to June 30, 2010	-	-	-	-	-	-	-	-
2010 - 11	-	-	-	-	-	-	-	-
2011 - 12	-	-	-	-	-	-	-	-
2012 - 13	-	-	-	-	-	-	-	-
2013 - 14	-	-	-	-	-	-	-	-
2014 - 15	5	-	-	-	-	-	-	-
2015 - 16	5	-	-	-	-	-	-	-
2016 - 17	5	-	-	-	-	-	-	-
2017 - 18	5	-	-	-	-	-	-	-
2018 - 19	6	-	-	-	-	-	-	-
2019 - 20	-	-	-	-	-	-	-	-
2020 - 21	-	-	-	-	25	-	-	-
2021 - 22	-	-	-	-	50	-	-	-
2022 - 23	-	-	-	-	50	-	-	-
2023 - 24	-	-	-	-	50	-	-	-
2024 - 25	-	-	-	-	50	-	-	-
2025 - 26	-	-	-	-	50	-	-	-
2026 - 27	-	-	-	-	50	-	-	-
2027 - 28	-	-	-	-	50	-	-	-
2028 - 29	-	-	-	-	50	-	-	-
2029 - 30	-	-	-	-	50	-	-	-
2030 - 31	-	-	-	-	50	-	-	-
2031 - 32	-	-	-	-	50	-	-	-
2032 - 33	-	-	-	-	50	-	-	-
2033 - 34	-	-	-	-	-	-	-	-
FINANCE ADJUST	4	-	-	-	(362)	-	-	-
TOTAL FUTURE	26	-	-	-	625	-	-	-
FINANCE TO ADJUST	4	-	-	-	(362)	-	-	-
TOTAL ISSUED	338	-	-	-	1	-	-	-
TOTAL BUILDOUT	368	-	-	-	264	-	-	-
UNIT BANK DU'S	-				-			
TOTAL ADJ W/ BANK DU'S	368				264			

FINAL 02/25/10

CITY OF CARLSBAD GROWTH PROJECTIONS	Land Bank	PROJECTIONS 2010			
	Unit Totals	TOTALS			
	DU	DU	COMM	INDUS	TOTAL
PRIOR TO 11/86	-	23,511	NA	NA	NA
11/86 TO 6/30/92	-	4,423	NA	NA	NA
1992 - 93	-	79	177,773	59,642	237,415
1993 - 94	-	220	11,798	234,110	245,908
1994 - 95	-	761	159,411	287,035	446,446
1995 - 96	-	494	6,265	718,867	725,132
1996 - 97	-	872	540,092	1,225,699	1,765,791
1997 - 98	-	1,414	970,108	1,785,605	2,755,713
1998 - 99	-	2,241	1,141,221	1,124,341	2,265,562
1999 - 00	-	1,840	266,771	422,975	689,746
2000 - 01	-	1,822	886,656	516,443	1,403,099
2001 - 02	-	765	234,369	67,638	302,007
2002 - 03	-	938	672,110	97,701	769,811
2003 - 04	(57)	1,278	224,670	51,432	276,102
2004 - 05	(9)	1,637	448,062	500,484	948,546
2005 - 06	(4)	725	631,405	984,894	1,616,299
2006 - 07	-	425	948,510	463,879	1,412,389
2007 - 08	-	339	876,876	560,349	1,437,225
2008 - 09	-	107	89,794	146,077	235,871
2009 - 10	-	112	103,546	11,093	114,639
Jan 1 to June 30, 2010	-	113	16,302	75,950	92,252
2010 - 11	-	225	60,491	208,068	268,559
2011 - 12	-	215	42,020	238,900	280,920
2012 - 13	-	223	87,437	249,093	336,530
2013 - 14	-	249	220,863	94,899	315,762
2014 - 15	-	176	223,563	104,898	328,461
2015 - 16	(14)	297	402,605	210,500	613,105
2016 - 17	(15)	217	539,817	210,500	750,317
2017 - 18	-	203	197,436	255,500	452,936
2018 - 19	-	127	312,647	255,500	568,147
2019 - 20	-	31	124,066	275,500	399,566
2020 - 21	-	81	152,595	275,898	428,493
2021 - 22	-	235	89,155	290,500	379,655
2022 - 23	-	231	283,865	240,500	524,365
2023 - 24	-	230	91,636	219,945	311,581
2024 - 25	-	241	256,614	245,500	502,114
2025 - 26	-	292	208,217	258,500	466,717
2026 - 27	-	292	133,466	258,500	391,966
2027 - 28	-	229	138,242	258,500	396,742
2028 - 29	-	196	97,385	208,500	305,885
2029 - 30	-	189	176,295	208,500	384,795
2030 - 31	-	229	80,465	249,230	329,695
2031 - 32	-	228	101,475	108,500	209,975
2032 - 33	-	100	3,385	65,915	69,300
2033 - 34	-	1	57,975	0	57,975
FINANCE ADJUST	(3)	(495)	0	0	0
TOTAL FUTURE	(29)	4,850	4,098,017	5,067,796	9,165,813
FINANCE TO ADJUST	(3)	(495)	-	-	-
TOTAL ISSUED	(70)	44,003	8,389,437	9,258,264	17,647,701
TOTAL BUILDOUT	(102)	48,358	12,487,454	14,326,060	26,813,514
UNIT BANK DU'S	2,800	(102)			
TOTAL ADJ W/ BANK DU'S	2,698	48,256			

FINAL 02/25/10

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 1		TOTAL DU'S	DU's (from)/to Unit Bank	NW COMM INDUS		SQFT TOTAL
	DU(<4/AC)	DU(>4/AC)					
PRIOR TO 11/86	0	8,964	8,964	0			Not available
11/86 TO 7/1/92	0	1,288	1,288	0			Not available
1992 - 93	0	7	7	0	19,236	0	19,236
1993 - 94	0	7	7	0	8,898	0	8,898
1994 - 95	0	17	17	0	20,600	0	20,600
1995 - 96	0	12	12	0	0	0	0
1996 - 97	0	13	13	0	251,245	0	251,245
1997 - 98	0	17	17	0	0	0	0
1998 - 99	0	57	57	0	61,752	0	61,752
1999 - 00	0	96	96	0	0	0	0
2000 - 01	0	200	200	0	16,398	0	16,398
2001 - 02	0	97	97	0	69,542	0	69,542
2002 - 03	0	73	73	0	152,007	0	152,007
2003 - 04	0	98	98	(57)	12,540	0	12,540
2004 - 05	0	33	33	(8)	12,964	0	12,964
2005 - 06	0	110	110	(2)	8,732	0	8,732
2006 - 07	0	35	35	0	29,564	0	29,564
2007 - 08	0	33	33	0	16,249	0	16,249
2008 - 09	0	24	24	0	0	0	0
2009 - 10	0	9	9	0	0	0	0
REMAINDER FY:	0	9	9	0	0	0	0
2010 - 11	0	28	28	0	0	0	0
2011 - 12	0	25	25	0	25,220	0	25,220
2012 - 13	0	25	25	0	37,025	0	37,025
2013 - 14	0	25	25	0	11,806	0	11,806
2014 - 15	0	25	25	0	11,806	0	11,806
2015 - 16	0	20	20	0	13,500	0	13,500
2016 - 17	0	20	20	0	13,500	0	13,500
2017 - 18	0	20	20	0	13,500	0	13,500
2018 - 19	0	20	20	0	13,500	0	13,500
2019 - 20	0	20	20	0	13,500	0	13,500
2020 - 21	0	20	20	0	13,500	0	13,500
2021 - 22	0	20	20	0	13,500	0	13,500
2022 - 23	0	20	20	0	13,500	0	13,500
2023 - 24	0	20	20	0	13,500	0	13,500
2024 - 25	0	20	20	0	13,500	0	13,500
2025 - 26	0	30	30	0	13,500	0	13,500
2026 - 27	0	30	30	0	13,500	0	13,500
2027 - 28	0	30	30	0	13,500	0	13,500
2028 - 29	0	30	30	0	13,500	0	13,500
2029 - 30	0	30	30	0	13,500	0	13,500
2030 - 31	0	40	40	0	13,500	0	13,500
2031 - 32	0	43	43	0	13,500	0	13,500
2032 - 33	0	45	45	0	3,385	0	3,385
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			(253)	0			
TOTAL ISSUED:	0	11,190	11,190	(67)	679,727	0	679,727
REMAINDER FY:	0	9	9	0	0	0	0
FUTURE IN ZONE:	0	606	606	0	318,742	0	318,742
LFMP ADJUST	0	0	(253)	0	0	0	0
TOTAL:	0	11,805	11,552	(67)	998,469	0	998,469

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

Total less Unit Bank

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/30/10

Christer, Jason, Van, Corey, Austin

Dwelling Unit counts include second dwelling units added to existing units.

Village Area - reserved 1,000 unit bank du's

Density changed in the Village area from 23 to 33 du/ac

No effect shown in 2008 growth projection work

Nonresidential adjusted to keep total

square footage the same, except

Increased NonRes sqft with constructed

RDA permits

---> Off Bldgs Lynn- 8,120, Conway- 7,758, Ocean Pt Pool bldg 520

---> Ext Stay Hotel - 47,871, Pac Bell 14,608, Join Hands 6,175, Pool bldgs 888

---> rebuilt Taco Bell (3201-2000); Carlsbad Village self storage 148,354; animal hospital 2452

---> rebuilt of AM/PM 2,293; Vill by the Sea retail 8,680; 667 COC park rr Oceancrest Lease Bldg 900

---> Montessori Add'l sqft 668; 9,756 Jesse shell; 2,540 Carlsbad Village Office

---> Marron Rd Shell Bldg 7,600 sqft, CT 02-18 The Bluffs Rec Bldg, 1132 sqft.

---> Spec Bldg 2089 State St, 6089 sqft. Medical Office 5 bldgs on CVD 23,475 15619053&54

---> Roosevelt Center 560 CVD

[H] DKN Hotel - 1/2 of total hotel; est by Van(new 50,440* 25,220

[H] Talk of permits in 2010 -

[M.H] [M] Mall Expansion 35,417 split 3 yrs (11,805, 11,806, 11,806 per yr)

[M]

[M] Non-Residential past 5 yrs average 13,502 ending 2008/09

Non-Residential past 10 yrs average 31,800 ending 2008/09

Residential past 5 yrs average 47 ending 2008/09

Residential past 10 yrs average 80 ending 2008/09

Zone 1 Detail Analysis Completed March 2009 - Corey Funk

(assumed data contained permits through December 31, 2008)

Buildout Proj (3/1/09) Corey:	Du's	Sqft
Vacant Property	255	47,785
Infill Property	348	161,386
Total	603	209,171
Redevelopment 2009	19	74,154
Total	622	283,325
plus mall estimate not included in 2009		35,417
Bps 1/1/09 to 6/30/09		
SFR	2	
2DU	7	
Non-res Sqft		
Bps 7/1/09 to 12/31/09		
SFR	5	
2DU	4	
Non-res Sqft		
Total Future *	615	318,742

* Only SFR are subtracted from potential.

Permitted 2DUs increase the negative shown in the LFMP Adjustment Line

City of Carlsbad
Growth Projections

Zone 1

Backup to the development projected for the first five and one half years:

Redevelopment Projects

Project Title / Location	<i>Increase ONLY</i>		Status	Planner	Notes
	DU's	Non-Res SqFt			
Roosevelt Gardens			Under Constr		None existing - vacant; new 11 DU's
Laguna Condos	5	0	Approved		Existing 1 DU; New 6 DU's
Carlsbad Village Town homes	2	0	Approved		Existing 7 DU; New 9 DU's
Corner of Grand Ave	1	0	Approved		Existing 1 DU; New 2 DU's (apt units)
Madison Square	4	0	Approved		None existing - vacant; new 4 DU's
Roosevelt Center - Mixed Use			Under Constr		Existing est 3,000 sqft; New retail 1,353, rest 3,554, off 6,481
State St - Mixed Use	0	1,875	Approved		Existing 7 DU; New 6 DU's - net is negative, 1,875 non-res
Roosevelt & Oak - Mixed use	2	911	Approved		Existing est 1,500 sqft + 4 DU's; New 2,411 + 6 DU's
DKN Hotel - 104 Rooms		50,440	Approved	Van [S3]	1/2 RDA; existing demo 28 unit hotel (11,914 sqft) + 1 du; new 62,354
Lumiere Mixed Use Hotel - 39 Rooms	0	19,515	Approved		Existing 21 DU's; new 12 DU's net negative; retail 2,815, hotel 16,700
Lincoln & Oak Mixed Use	5	1,413	Approved		Existing 1 DU; New 6 DU's
Total	19	74,154			

Regular Projects

Project Title / Location	DU's	Non-Res SqFt	Status	Planner	Notes
Via Paradiso	13				13 Unit Condo
Chestnut 5	5			Dan	5 Unit MF Condos
Walnut	15			Dan	15 Unit MF Condos
4 DU Project	4			Greg	
Harding St Senior Condos	50			Christer 1/27/10	50 Unit Senior Condo (approved but nothing to happen)
Trails End (CT 04-14)	14			Jason 1/30/10	SFA Units (dead - placeholder only)
High School Expansion					May cause loss of DU's?
Carlsbad Ocean Estates	3				3 lots for SFD
1 - SFD	1				
2 - SFD	2				
3 - SFD	1			Jason	
4 - 3 lot subdivision	3				SFD
5 - 3 lot subdivision	3				SFD
Aura Circle	11			Barbara	9 SFD + 2 2DUs
Ocean St. Residences	0		Approved		Existing 50 unit Apts. - construction of 35 Condos
Mall Project		35,417		Jason 1/30/10	Processing EIR, bp est 2012-13; spread 3 yrs
Total	125	35,417			

Total of Regular Projects and RDA	144	109,571			
-----------------------------------	-----	---------	--	--	--

Note:

UC = Under Construction / Built

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 2		TOTAL DU'S	DU's (from)/to Unit Bank	NE		SQFT TOTAL
	DU(<4/AC)**	DU(>4/AC)**			COMM	INDUS	
PRIOR TO 11/86	1,993	0	1,993	0			Not available
11/86 TO 7/1/92	495	0	495	0			Not available
1992 - 93	0	0	0	0	6,090	0	6,090
1993 - 94	0	0	0	0	0	0	0
1994 - 95	0	0	0	0	4,200	0	4,200
1995 - 96	2	0	2	0	0	0	0
1996 - 97	0	0	0	0	0	0	0
1997 - 98	0	0	0	0	67,813	0	67,813
1998 - 99	0	0	0	0	0	0	0
1999 - 00	1	0	1	0	0	0	0
2000 - 01	0	0	0	0	0	0	0
2001 - 02	20	3	23	0	0	0	0
2002 - 03	0	0	0	0	0	0	0
2003 - 04	0	3	3	0	0	0	0
2004 - 05	0	143	143	0	33,543	0	33,543
2005 - 06	0	0	0	0	0	0	0
2006 - 07	0	1	1	0	0	0	0
2007 - 08	0	0	0	0	2,937	0	2,937
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	0	0
2014 - 15	0	0	0	0	0	0	0
2015 - 16	0	0	0	0	0	0	0
2016 - 17	0	0	0	0	0	0	0
2017 - 18	0	0	0	0	0	0	0
2018 - 19	0	0	0	0	0	0	0
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	0	0	0	2,500	0	2,500
2021 - 22	0	0	0	0	0	0	0
2022 - 23	0	0	0	0	0	0	0
2023 - 24	0	0	0	0	0	0	0
2024 - 25	0	0	0	0	0	0	0
2025 - 26	0	0	0	0	0	0	0
2026 - 27	0	0	0	0	0	0	0
2027 - 28	0	0	0	0	0	0	0
2028 - 29	0	0	0	0	0	0	0
2029 - 30	0	0	0	0	0	0	0
2030 - 31	0	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	5	5	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			(78)	0			
TOTAL ISSUED:	2,511	150	2,661	0	114,583	0	114,583
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	0	5	5	0	2,500	0	2,500
LFMP ADJUST	0	0	(78)	0	0	0	0
TOTAL:	2,511	155	2,588	0	117,083	0	117,083

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

** The separation of < and > 4du/ac started 01/02 fiscal year.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes: 02/01/10

Van - need Christer to check sqft

The Summit: 143 apts approved

11 per bldg, all bldgs 04/05 issued 12/04

apn's 16723025 & 24 total of 5
5 du. - no activity

Summary Future Residential 5

three 2nd du's 03/04 taken from LFMP Adj.

----> Carlsbad Office Plaza 29,256; Larwin RR 965;
Summit Rec 3,322

----> Chevron - New Store
Nonresidential -

Apn 16703069 - estimated at 2,500
assumes 20% coverage
Total: 2,500
Status 1

Was Western Financial Plaza submittals for
3 bldgs - 2 built. Total approved for the 3
was 23,982 sqft SDP 89-14. Projected sqft
looks low.

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 3		TOTAL DU'S	DU's (from)/to Unit Bank	NW		TOTAL SQFT
	DU(<4/AC)**	DU(>4/AC)**			COMM	INDUS	
PRIOR TO 11/86	232	0	232	0			Not available
11/86 TO 7/1/92	3	0	3	0			Not available
1992 - 93	0	0	0	0	147,922		147,922
1993 - 94	0	0	0	0	2,900		2,900
1994 - 95	1	0	1	0	116,483	0	116,483
1995 - 96	0	0	0	0	5,705	0	5,705
1996 - 97	0	0	0	0	14,980	0	14,980
1997 - 98	0	0	0	0	3,064	0	3,064
1998 - 99	1	0	1	0	60,538	33,832	94,370
1999 - 00	1	0	1	0	0	0	0
2000 - 01	1	0	1	0	65,753	40,779	106,532
2001 - 02	0	1	1	0	0	0	0
2002 - 03	0	1	1	0	8,290	0	8,290
2003 - 04	0	0	0	0	98,936	0	98,936
2004 - 05	1	2	3	(1)	56,399	0	56,399
2005 - 06	0	4	4	(2)	15,763	28,653	44,416
2006 - 07	0	1	1	0	42,693	0	42,693
2007 - 08	0	2	2	0	245,446	0	245,446
2008 - 09	0	0	0	0	15,887	0	15,887
2009 - 10	0	0	0	0	43,696	0	43,696
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	2,881	36,798	39,679
2011 - 12	0	0	0	0	0	103,148	103,148
2012 - 13	0	0	0	0	30,500	36,799	67,299
2013 - 14	0	1	1	0	30,500	0	30,500
2014 - 15	0	0	0	0	30,500	0	30,500
2015 - 16	0	1	1	0	30,500	0	30,500
2016 - 17	0	0	0	0	20,130	0	20,130
2017 - 18	0	1	1	0	0	0	0
2018 - 19	0	0	0	0	0	0	0
2019 - 20	0	1	1	0	0	20,000	20,000
2020 - 21	0	0	0	0	0	0	0
2021 - 22	0	1	1	0	0	0	0
2022 - 23	0	0	0	0	0	0	0
2023 - 24	0	1	1	0	0	0	0
2024 - 25	0	0	0	0	0	0	0
2025 - 26	0	1	1	0	0	0	0
2026 - 27	0	0	0	0	0	0	0
2027 - 28	0	0	0	0	0	0	0
2028 - 29	0	0	0	0	0	0	0
2029 - 30	0	0	0	0	0	0	0
2030 - 31	0	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	1	1	0	0	0	0
LFMP ADJUSTMENT			(7)	0			
TOTAL ISSUED:	240	11	251	(3)	944,455	103,264	1,047,719
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	0	8	8	0	145,011	196,745	341,756
LFMP ADJUST	0	0	(7)	0	0	0	0
TOTAL:	240	19	252	(3)	1,089,466	300,009	1,389,475

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

** The separation of < and > 4du/ac started 03/01/02.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/27/10

Greg, Scott, Jason, Shannon

[] Need sqft and apn of Bob Baker Expansion from Shannon

[] Need to confirm apn 211-100-14 no potential. See list.

---> Inns of America (65,753) + Shell Bldg [40,779]

---> King's Fish Restaurant, 6,890; Mini Mart Cannon Court 1,400

---> Cannon Ct Rest. 4800; Hoehn Audi service bays 2309; Toyota Parking Stru 91,827

---> Cannon Court Hotel (86 rooms); 56,399

---> 7,770 sqft restaurant (21002203), Hummer 7,993, Encina Wastewater, 28,653 sqft.

---> Surgery Ctr 20,107+ underground parking 22,586 (21104024)

---> Toyota Carlsbad 15,051 office, 33434 warehouse, 53893 service bay, 143068 prking

---> PF Chang 7,511, BJ's 8,376 (DMR shows 9,461 which includes outdoor seating)

---> Carlsbad Paseo - retail around PF Changs and BJ's

---> Green Dragon - see below; Power & Desal Plant - see below

---> Floral Trade Ctr convert Greg CT02-12 spread 4 years [S:2] 4 bldgs (276,000 sqft); new 122,000

---> **APN 21108006** - Est 20,130 sqft

---> **APN 21105009**, underdeveloped potential 20,000

APN 21009024 - across from Inns of America 2.2 acres
est was 23,400 sqft - now zero - auto storage

GREEN DRAGON Redevelopment of Hadleys

APN 211-040-21; 211-050-04&10; Jason, Green Dragon Colonial Village

Approved; 18,400 exists, increase to 21,281; net new 2,881

Restaurant, museum, bookstore (fees on all?)

Permit est - May 2010

Power Plant - estimated by Scott (see backup) at 66,350 sqft

BP 2011/12 to be conservative as CIP team asked to move out plans to be operational in 2012/13.

Desal Plant - estimated by Scott Donell (see backup) total 110,395

BP 2010/11 - estimate - split 3 years (36798,36798,36799)

Checked with Mike P Both the power plant and the desal plant are to be taxed.

Residential Lots in Terramar; 7 counted and confirmed with AV

One is in final year - questionable if built du may cross lot line

GIS map does not show this one as pink -

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 4		TOTAL DU'S	DU's (from)/to Unit Bank	SW		TOTAL SQFT
	DU(<4/AC)**	DU(>4/AC)**			COMM	INDUS	
PRIOR TO 11/86	2,448	0	2,448	0			Not available
11/86 TO 7/1/92	617	0	617	0			Not available
1992 - 93	0	0	0	0	0	0	0
1993 - 94	0	0	0	0	0	0	0
1994 - 95	0	0	0	0	0	0	0
1995 - 96	0	0	0	0	0	0	0
1996 - 97	0	0	0	0	0	0	0
1997 - 98	0	0	0	0	0	0	0
1998 - 99	0	0	0	0	0	0	0
1999 - 00	0	0	0	0	0	0	0
2000 - 01	0	0	0	0	0	0	0
2001 - 02	0	0	0	0	0	0	0
2002 - 03	0	0	0	0	0	0	0
2003 - 04	0	0	0	0	0	0	0
2004 - 05	0	0	0	0	0	0	0
2005 - 06	0	0	0	0	0	0	0
2006 - 07	0	0	0	0	0	0	0
2007 - 08	0	0	0	0	0	0	0
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	0	0
2014 - 15	0	0	0	0	0	0	0
2015 - 16	14	0	14	(14)	0	0	0
2016 - 17	15	0	15	(15)	0	0	0
2017 - 18	0	0	0	0	0	0	0
2018 - 19	0	0	0	0	0	0	0
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	0	0	0	0	0	0
2021 - 22	0	0	0	0	0	0	0
2022 - 23	0	0	0	0	0	0	0
2023 - 24	0	0	0	0	0	0	0
2024 - 25	0	1	1	0	0	0	0
2025 - 26	0	0	0	0	0	0	0
2026 - 27	0	0	0	0	0	0	0
2027 - 28	0	0	0	0	0	0	0
2028 - 29	0	0	0	0	0	0	0
2029 - 30	0	1	1	0	0	0	0
2030 - 31	0	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			(33)	(3)			
TOTAL ISSUED:	3,065	0	3,065	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	29	2	31	(29)	0	0	0
LFMP ADJUST	0	0	(33)	(3)	0	0	0
TOTAL:	3,094	2	3,063	(32)	0	0	0

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

Total less Unit Bank

* 2009-10 total is through December 31, 2009. **3,031** DU's

** The separation of < and > 4du/ac started 03/01/02.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800

Notes 01/24/10
Christer, Chris

APN 214-471-53
rezoned to RDM
40 DU's maximum
all from Unit Bank
"Smith Walsh Property"
Approval for Unit
Bank du's given by
CC at time of Zone
change.

Poinsettia Properties
Status 3 - PC Approval
29 Dwelling Units
Map Extended - keep out
of 5 year window
CT05-10 Tentative map
Not final

2 other lots with value:
214-442-55 & 56
Per Chris Garcia - 1 du on each

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 5		TOTAL DU'S	DU's (from)/to Unit Bank	COMM	INDUS	SQFT not for CFD	TOTAL
PRIOR TO 11/86				0				Not available
11/86 TO 7/1/92				0				Not available
1992 - 93	0	0	0	0	0	59,642		59,642
1993 - 94	0	0	0	0	0	234,110		234,110
1994 - 95	0	0	0	0	0	287,035		287,035
1995 - 96	0	0	0	0	0	489,395		489,395
1996 - 97	0	0	0	0	0	1,191,299		1,191,299
1997 - 98	0	0	0	0	207,665	1,307,721		1,515,386
1998 - 99	0	138	138	0	640,033	1,090,509		1,730,542
1999 - 00	0	0	0	0	160,671	475,664		636,335
2000 - 01	0	0	0	0	186,217	422,975		609,192
2001 - 02	0	0	0	0	91,058	67,638		158,696
2002 - 03	0	0	0	0	61,592	93,358		154,950
2003 - 04	0	0	0	0	48,827	51,432		100,259
2004 - 05	0	0	0	0	60,000	400,484		460,484
2005 - 06	0	0	0	0	166,975	442,609		609,584
2006 - 07	0	0	0	0	300,663	141,858		442,521
2007 - 08	0	0	0	0	0	194,431		194,431
2008 - 09	0	0	0	0	0	81,750		81,750
2009 - 10	0	0	0	0	0	11,093		11,093
REMAINDER FY:	0	0	0	0	0	75,950	0	75,950
2010 - 11	0	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	40,500	95,252	135,752
2012 - 13	0	0	0	0	0	134,894	0	134,894
2013 - 14	0	0	0	0	0	0	0	0
2014 - 15	0	0	0	0	0	0	10,000	10,000
2015 - 16	0	0	0	0	0	45,000	0	45,000
2016 - 17	0	0	0	0	0	45,000	0	45,000
2017 - 18	0	0	0	0	0	45,000	45,000	90,000
2018 - 19	0	0	0	0	0	45,000	45,000	90,000
2019 - 20	0	0	0	0	0	45,000	45,000	90,000
2020 - 21	0	0	0	0	0	35,398	45,000	80,398
2021 - 22	0	0	0	0	0	0	45,000	45,000
2022 - 23	0	0	0	0	0	0	45,000	45,000
2023 - 24	0	0	0	0	0	0	24,445	24,445
2024 - 25	0	0	0	0	0	0	0	0
2025 - 26	0	0	0	0	0	0	0	0
2026 - 27	0	0	0	0	0	0	0	0
2027 - 28	0	0	0	0	0	0	0	0
2028 - 29	0	0	0	0	0	0	0	0
2029 - 30	0	0	0	0	0	0	0	0
2030 - 31	0	0	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0	0
LFMP ADJUSTMENT			0	0				
TOTAL ISSUED:	0	138	138	0	1,923,701	7,043,003	0	8,966,704
REMAINDER FY:	0	0	0	0	0	75,950	0	75,950
FUTURE IN ZONE:	0	0	0	0	0	435,792	399,697	835,489
LFMP ADJUST	0	0	0	0	0	0	0	0
TOTAL:	0	138	138	0	1,923,701	7,554,745	399,697	9,878,143

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank.

This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/20/10

Van Lynch. Shannon, Dan, Corey

Airport Influence.

[] Need updated data from Dan on
apn 2120910100

---> North Pointe West; COC Self Storage; COC Office Park; Taylor Mar

---> Carlsbad Oaks 4 bldgs 51432; Ballford Ct 48827

---> K-2; Hangars - 2; Viasat; Palomar Pt Bldgs A,B,C; Tilt-up on Aston

---> See Note 05/06 Attached

---> See Note 06/07 Attached

---> See Note 07/08 Attached

---> See Note 08/09 Attached

---> See Note 09/10 Attached

See attached to tie to below figures:

spread shown

remaining fy	75,950	75,950
year 1 - 10/11	0	0
year 2 - 11/12	40,500	40,500
year 3 - 12/13	134,894	134,894
year 4 - 13/14	0	0
year 5 - 14/15	0	0
Subtotal:	[1] 251,344	251,344
average >>		50,269
unknown	[2] 340,398	
under developed	[3] 399,697	
subtotal	[1+2+3] 991,439	
less remaining		75,950
total future		915,489

5 year average 357,754 ending 08/09

10 year average 344,820 ending 08/09

UNDEVELOPED AND UNDER-DEVELOPED PARCELS IN ZONE 5 ONLY

DEVELOPED

apn	status	year	sqft	dev_pot	COMMENT	owner_name	situs_addr	planner
	issued	05/06	77,300	indus	Kelly Corp Cntr 77,300;			
	issued	05/06	56,150	indus	Faraday Spectrum 56,150;			
	issued	05/06	76,457	indus	Carlsbad Corp Cntr 76,457			
	issued	05/06	28,730	indus	Carlsbad Corp Cntr 28,730			
	issued	05/06	20,249	comm	staples 20,249;			
	issued	05/06	9,500	comm	Loker 9,500			
	issued	05/06	132,770	comm	Research Cntr 132,770			
2131002300	issued	05/06	60,000	indus	PIP0513; RREEF VIASTAT; IN PLAN CK	Not on Planning Monthly Report		
2090810100	issued	05/01/06	4,456	comm	B of A 4456			
2120202300	issued	05/05/06	81,750	indus	Ventana Real 2177 Salk 81,750; Bldg A	Is Fox Miller		Van
2120202300	issued	05/18/06	62,222	indus	Ventana Real 2173 Salk 62,222; Bldg C	Is Fox Miller		Van
	Total	05/06	609,584					
2130702900	issued	07/20/06	49,264	comm	HOTEL - Hampton Inn - 94 units	INTEGRATED CAPITAL 0	YARROW DR	
2130702900	issued	07/25/06	104,349	comm	HOTEL - Homewood suites 145 rooms	INTEGRATED CAPITAL 0	YARROW DR	
2090820700	issued	07/10/06	60,081	indus	Oaks East Lot 31?? PIP 05-12 4 bldgs A - C			
2090832200	issued	08/31/06	67,958	indus	new office bldg	TECHBILT CONSTRUCT	12850 LOKER AV EAST	
2120402500	issued	09/27/06	89,000	comm	CUP 05-04 Biltmore Pacifica			
2090932200	issued	01/05/07	58,050	comm	2 story parking structure			
7602216000	issued	06/26/07	5,472	indus	Airport - Hanger - Building E			
7602216000	issued	06/26/07	8,347	indus	Airport - Hanger - Building I			
	Total	06/07	442,521		Issued			
2120210100	issued	9/12/2007	40,655	indus	Fenton Research Cntr - 2176 Salk Ave			Van
2120702500	issued	04/21/08	86,730	indus	Calaway Parking Structure		2180 Rutherford Rd	
7602214700	issued	06/26/08	58,566	indus	Hanger plus Office			
7202214700	issued	06/26/08	8,480	indus	Hanger			
	Total	07/08	194,431					
2120210200	issued	09/19/08	81,750	indus	Ventana Real II 2175 Salk Ave			
	Total	08/09	81,750					
	issued	09-09	11,093	indus	Hanger			
UNDEVELOPED								
2121304900	3	09/10	75,950	TRUE	TEMP PARK; INVIROGEN / LIFE TECHNOLOGIES		VAN ALLEN WAY	Shannon But not in PC??
yr 1		10/11	0					
2090404200	3	11/12	18,000	TRUE	CT06-17;	TYCOON DEVELOPMENT	COUGAR DR	Corey out 2 - 3 yrs
2120911300	3	11/12	22,500	TRUE	1901 Wright Place office/shell	Kisko Home Office	1901 WRIGHT PL	Shannon
yr 2	Total	2011/12	40,500					
2120406400	2C	12/13	84,894	TRUE	OFFICE BUILDING	KELLY/JRM-PALOMAR , PALOMAR AIRPORT		Van move out 3 yrs
2120406900	3	12/13	50,000	TRUE	KELLEY CORP CTR	KELLY RANCH CORP	PALOMAR AIRPORT	Van out 2 - 3 yrs
yr 3	Total	2012/13	134,894					

City of Carlsbad
Growth Projections

yr 4	Total	2013/14	0				
yr 5	Total	2014/15	0				
2090404300	1	UNK	11,576	TRUE	Valley View Office Bldg. - withdrawn	PALMER WY	Shannon
2090831500	1	UNK	42,602	TRUE	COVERAGE 20%	SUN CONTRACTING CCLOKER AV EAST	
2120210400	1	UNK	80,000	TRUE	Lot 4 - Fox Miller; sqft estimated		
2120402600	1	UNK	5,000	TRUE	NOT COVERAGE	ELGHANAYAN DORIS PALOMAR AIRPORT RD	
2120810500	1	UNK	0	TRUE	City apns - not golf course		Christer
2120811600	1	UNK	0	TRUE	City apns - not golf course		Christer
2120811700	1	UNK	0	TRUE	City apns - not golf course		Christer
2120812100	1	UNK	0	TRUE	City apns - not golf course		Christer
2120910100	1	UNK	22,390	TRUE	COVERAGE 20%	DURKIN FAMILY TRUST DRYDEN PL	
2120930500	1	UNK	30,579	TRUE	COVERAGE 20%		
2121100100	1	UNK	3,267	TRUE	COVERAGE 15%	M H P P INC WEST OAKS WY	
2121100200	1	UNK	3,594	TRUE	COVERAGE 15%	M H P P INC WEST OAKS WY	
2121100300	1	UNK	4,247	TRUE	COVERAGE 15%	M H P P INC WEST OAKS WY	
2121100400	1	UNK	5,031	TRUE	COVERAGE 15%	M H P P INC WEST OAKS WY	
2121100500	1	UNK	5,750	TRUE	COVERAGE 15%	M H P P INC WEST OAKS WY	
2121100600	1	UNK	6,730	TRUE	COVERAGE 15%	M H P P INC WEST OAKS WY	
2121100700	1	UNK	7,318	TRUE	COVERAGE 15%	M H P P INC WEST OAKS WY	
2121200100	1	UNK	26,136	TRUE	COVERAGE 20%		
2121200800	3	UNK	15,420	TRUE	COVERAGE 20%	KILLION INTER-VIVOS 1ASTON AV	
2121200900	3	UNK	11,500	TRUE	COVERAGE 20%	KILLION INTER-VIVOS 1ASTON AV	
2121201800	1	UNK	18,469	TRUE	COVERAGE 20%	DARWIN CT	
2130910600	1	UNK	10,389	TRUE	COVERAGE 15%	M H P P INC PALOMAR OAKS WY	
7602216000	3	UNK	30,400	TRUE	4 hangers remain - NO CURRENT PLANS	(was 5 as of 12/31/08 - 1 issued 09/09)	
Unknown Year / Out of 5 year window			340,398				

UNDER-DEVELOPED

apn_8	status	YEAR	est_sqft	dev_pot	COMMENT	owner_name	situs_addr
2090412600	1	UNK	87,033	TRUE	BASED ON PREVIOUS AP	BECKMAN COULTER IN	6200 EL CAMINO REAL
2090412800	1	in 5 yr	10,000		MIGRANT WORKER HOUSING		Van
2120405600	1	UNK					
2120910300	1	UNK	55,475	TRUE	CURRENT AUTO STORAGE	DURKIN HOEHN LOT 23	DRYDEN PL
2120910400	1	UNK	50,768			CALLAWAY GOLF CO	5825 DRYDEN PL
2120910500	1	UNK	38,538			CALLAWAY GOLF CO	5860 DRYDEN PL
2121305200	1	UNK	58,275	TRUE	Abandon - used prior ap - NEW sqft only		
2130201800	3	11/12	95,252	TRUE	Lowes - from Application, 159,309 Lowes + other, loss 64,057 sqft; 95,252 net new		Van
2130501300	1	UNK	4,356			PACIFIC BELL	0
Underdeveloped Total			399,697				

* 2009-10 total is through December 31, 2009.

PROJECTIONS FISCAL YEAR	LFM ZONE 6		TOTAL DU'S	DU's (from)/to Unit Bank	SE		TOTAL SQFT
	DU(<4/AC)**	DU(>4/AC)**			COMM	INDUS	
PRIOR TO 11/86	5,901	0	5,901	0			Not available
11/86 TO 7/1/92	1,403	0	1,403	0			Not available
1992 - 93	72	0	72	0	4,525	0	4,525
1993 - 94	76	0	76	0	0	0	0
1994 - 95	36	0	36	0	17,568	0	17,568
1995 - 96	23	0	23	0	0	0	0
1996 - 97	5	0	5	0	0	0	0
1997 - 98	43	0	43	0	0	0	0
1998 - 99	69	0	69	0	0	0	0
1999 - 00	124	0	124	0	1,284	0	1,284
2000 - 01	61	0	61	0	82,779	0	82,779
2001 - 02	40	0	40	0	0	0	0
2002 - 03	21	0	21	0	77,376	0	77,376
2003 - 04	7	0	7	0	4,075	0	4,075
2004 - 05	8	53	61	0	55,522	0	55,522
2005 - 06	3	11	14	0	26,968	0	26,968
2006 - 07	0	5	5	0	60,008	0	60,008
2007 - 08	0	7	7	0	0	20,467	20,467
2008 - 09	0	10	10	0	0	0	0
2009 - 10	1	0	1	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	5	5	0	0	0	0
2011 - 12	1	5	6	0	0	0	0
2012 - 13	0	5	5	0	0	0	0
2013 - 14	1	5	6	0	0	0	0
2014 - 15	1	5	6	0	0	0	0
2015 - 16	3	5	8	0	0	0	0
2016 - 17	3	5	8	0	28,428	0	28,428
2017 - 18	3	5	8	0	28,428	0	28,428
2018 - 19	3	5	8	0	28,428	0	28,428
2019 - 20	3	6	9	0	0	0	0
2020 - 21	4	6	10	0	0	0	0
2021 - 22	4	6	10	0	0	0	0
2022 - 23	4	6	10	0	20,161	0	20,161
2023 - 24	4	5	9	0	20,161	0	20,161
2024 - 25	4	5	9	0	0	0	0
2025 - 26	5	0	5	0	0	0	0
2026 - 27	5	0	5	0	0	0	0
2027 - 28	5	0	5	0	26,920	0	26,920
2028 - 29	5	0	5	0	26,920	0	26,920
2029 - 30	5	0	5	0	26,920	0	26,920
2030 - 31	0	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			10	0			
TOTAL ISSUED:	7,893	86	7,979	0	330,105	20,467	350,572
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	63	79	142	0	206,366	0	206,366
LFMP ADJUST:	0	0	10	0	0	0	0
TOTAL:	7,956	165	8,131	0	536,471	20,467	556,938

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01.27.10

Greg, Jason, Van

In February 2008 - a quick review of the Zone was accomplished by using the assessor data on all parcels in the Zone. See separate file - resulted in a projection of 93 > 4/acre du and 63 < 4/acre du. This was reflected above and adjustments made to the LFMP Adjustment line to keep totals the same.

SW: quadrant: infill.

SE: La Costa Resort

Remaing as of Staff Report October 2008 (Van)

PA1 -	32 Commercial Dwelling Units	85,285 sqft
PA2 -	38 Commercial Dwelling Units	40,321 sqft
PA3 -	Built	
PA4 -	45 Commercial Dwelling Units	80,760 sqft
Total	115 Commercial Dwelling Units	206,366 sqft

216-160-27 La Costa Townhomes - have discretionary approvals, want to begin soon; keep within 5 years

PROJECTIONS FISCAL YEAR	LFM ZONE 6		TOTAL DU'S	SW		TOTAL SQFT
	DU(<4/AC)**	DU(>4/AC)**		COMM	INDUS	
PRIOR TO 11/86	407	0	407			Not available
11/86 TO 7/1/92	92	0	92			Not available
1992 - 93	0	0	0	0	0	0
1993 - 94	0	0	0	0	0	0
1994 - 95	5	0	5	0	0	0
1995 - 96	1	0	1	0	0	0
1996 - 97	0	0	0	0	0	0
1997 - 98	1	0	1	0	0	0
1998 - 99	0	0	0	64,070	0	64,070
1999 - 00	0	0	0	0	0	0
2000 - 01	0	0	0	0	0	0
2001 - 02	0	0	0	0	0	0
2002 - 03	0	0	0	0	0	0
2003 - 04	0	0	0	0	0	0
2004 - 05	0	0	0	0	0	0
2005 - 06	0	0	0	0	0	0
2006 - 07	0	0	0	0	0	0
2007 - 08	0	0	0	0	0	0
2008 - 09	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	0
2014 - 15	0	0	0	0	0	0
2015 - 16	0	0	0	0	0	0
2016 - 17	0	0	0	0	0	0
2017 - 18	0	0	0	0	0	0
2018 - 19	0	0	0	0	0	0
2019 - 20	0	0	0	0	0	0
2020 - 21	0	0	0	0	0	0
2021 - 22	0	0	0	0	0	0
2022 - 23	0	0	0	0	0	0
2023 - 24	0	0	0	0	0	0
2024 - 25	0	0	0	0	0	0
2025 - 26	0	0	0	0	0	0
2026 - 27	0	0	0	0	0	0
2027 - 28	0	0	0	0	0	0
2028 - 29	0	0	0	0	0	0
2029 - 30	0	0	0	0	0	0
2030 - 31	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0			
LFMP ADJUSTMENT			0			
TOTAL ISSUED:	506	0	506	64,070	0	64,070
REMAINDER FY:	0	0	0	0	0	0
FUTURE IN ZONE:	0	0	0	0	0	0
LFMP ADJUST:	0	0	0	0	0	0
TOTAL:	506	0	506	64,070	0	64,070

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

20467 Leuc Waste Bldg	55,855 42 units CB063155	33,827 10 units CB05050
20,467 total 2007/08	4,153 La Costa Plaza Bldg G	825 pool house
60,008 total 2006-07	25,659 8 units - October 05	246 gatehouse? July 05
	26,968 total 2005-06	238 gatehouse October 05
		55,522 La Costa Resort Villas
		55,522 total 2004-05

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 7 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	NE QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86			1,101	0			Not available
11/86 TO 7/1/92	0	0	0	0			Not available
1992 - 93	0	0	0	0	0	0	0
1993 - 94	0	0	0	0	0	0	0
1994 - 95	0	0	0	0	0	0	0
1995 - 96	0	0	0	0	0	0	0
1996 - 97	0	0	0	0	0	0	0
1997 - 98	0	0	0	0	0	0	0
1998 - 99	58	18	76	0	0	0	0
1999 - 00	254	17	271	0	0	0	0
2000 - 01	172	0	172	0	0	0	0
2001 - 02	0	0	0	0	0	0	0
2002 - 03	0	0	0	0	0	0	0
2003 - 04	14	268	282	0	2,602	0	2,602
2004 - 05	0	332	332	0	0	0	0
2005 - 06	0	62	62	0	0	0	0
2006 - 07	0	13	13	0	0	0	0
2007 - 08	0	0	0	0	0	0	0
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	0	0
2014 - 15	0	0	0	0	0	0	0
2015 - 16	0	0	0	0	10,000	0	10,000
2016 - 17	0	0	0	0	0	0	0
2017 - 18	0	0	0	0	0	0	0
2018 - 19	0	0	0	0	0	0	0
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	0	0	0	20,000	0	20,000
2021 - 22	0	0	0	0	0	0	0
2022 - 23	0	0	0	0	0	0	0
2023 - 24	0	0	0	0	0	0	0
2024 - 25	0	0	0	0	0	0	0
2025 - 26	0	0	0	0	0	0	0
2026 - 27	0	0	0	0	0	0	0
2027 - 28	0	0	0	0	0	0	0
2028 - 29	0	0	0	0	0	0	0
2029 - 30	0	0	0	0	0	0	0
2030 - 31	0	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			92	0			
TOTAL ISSUED:	498	710	2,309	0	2,602	0	2,602
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	0	0	0	0	30,000	0	30,000
LFMP ADJUST	0	0	92	0	0	0	0
TOTAL:	498	710	2,401	0	32,602	0	32,602

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 02/01/10

Calavera Hills

Pam Drew

Village L1, Q & T complete

Aprvd Issued GP Remaining

Multi-Family

* E-1 (CT 01-03)	114	114 rmh	0	BUILTOUT
* U (CT 01-04)	135	138 rmh	(3)	BUILTOUT
* Y (Aug 03)	106	106 rh	0	BUILTOUT
subtotal	355	358	-3	

Single Family

* K (CT01-02)	84	88 rm	(4)	BUILTOUT
* L-2 (CT 01-01)	14	14 rlm	0	BUILTOUT
* W (CT 01-05)	114	114 rm	0	BUILTOUT
* R				
* X (CT01-06)	115	115 rm	0	BUILTOUT
H	0	os	0	
Z	0	os	0	
subtotal	327	331	(4)	
Total	682	689	(7)	

Nonresidential -

Village H - 2 acres (CF/OS) need CUP

Village Y - 1 acre

Nonres is CF (Community Facility)

estimate

30,000

Village H:

Submitted a preliminary plan for a church and adult daycare; no word since.

Village Y: no word

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 8 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	NW QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86			1	0			Not available
11/86 TO 7/1/92			0	0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			0	0	0	0	0
1994 - 95			0	0	0	0	0
1995 - 96			0	0	0	0	0
1996 - 97			0	0	0	0	0
1997 - 98	0	0	0	0	0	0	0
1998 - 99	0	0	0	0	3,800	0	3,800
1999 - 00	89	0	89	0	0	0	0
2000 - 01	54	0	54	0	0	0	0
2001 - 02	0	0	0	0	0	0	0
2002 - 03	56	451	507	0	7,489	0	7,489
2003 - 04	91	0	91	0	0	0	0
2004 - 05	0	0	0	0	0	0	0
2005 - 06	0	0	0	0	45,910	9,974	55,884
2006 - 07	0	0	0	0	0	0	0
2007 - 08	1	0	1	0	0	0	0
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	0	0
2014 - 15	0	0	0	0	0	0	0
2015 - 16	0	0	0	0	0	0	0
2016 - 17	5	0	5	0	0	0	0
2017 - 18	0	0	0	0	0	0	0
2018 - 19	0	22	22	0	0	0	0
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	0	0	0	0	0	0
2021 - 22	0	0	0	0	0	0	0
2022 - 23	0	0	0	0	0	0	0
2023 - 24	0	0	0	0	0	0	0
2024 - 25	0	0	0	0	0	0	0
2025 - 26	0	0	0	0	0	0	0
2026 - 27	0	0	0	0	0	0	0
2027 - 28	0	0	0	0	0	0	0
2028 - 29	0	0	0	0	0	0	0
2029 - 30	0	0	0	0	0	0	0
2030 - 31	0	7	7	0	0	0	0
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			81	0			
TOTAL ISSUED:	291	451	743	0	57,199	9,974	67,173
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	5	29	34	0	0	0	0
LFMP ADJUST:	0	0	81	0	0	0	0
TOTAL:	296	480	858	0	57,199	9,974	67,173

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/24/10

(Christer Westman)

REVIEW AIRPORT INFLUENCE

Kelly Ranch

Non-Res is daycare; bp issued Nov 2005 for 17,480 sqft
plus clubhouse 28,430 + maint bldg 9,974

Residential	Total	Issued	Remain	Date
Village	< 4 du/ac			
E (Cantebury)	144	144	0	built out
(Spy Glass) CT97-16A	76	76	0	built out
(Heron Bay) CT97-16A	71	71	0	built out
C	0	removed	0	built out
Kirgis (Status 3)	5	0	5	out of 5yrs
Subtotal	296	291	5	

---> Clb. Golf Maint Bldg 9974; Clb Golf Clubhse 28,430; Kelly Rnch Prschl. 17,480;

Village			
(out of 5 - status 2C)	22	0	22 W. Callaghan
DGH (Apts)	451	451	0 built out
K(end of time)	7	0	7 status 1,mfa
A sold to CalTrans	0	0	0 mfa - now os
Subtotal	480	451	29
5	< 4 du/ac		
29	> 4 du/ac		
34	Total Future		

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 9		TOTAL DU'S	DU's (from)/to Unit Bank	SW QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86	NO FUTURE UNITS		384	0			Not available
11/86 TO 7/1/92	IN CFD - NOW ALL		75	0			Not available
1992 - 93	PONTO		0	0	0	0	0
1993 - 94			0	0	0	0	0
1994 - 95			0	0	0	0	0
1995 - 96			0	0	0	0	0
1996 - 97			0	0	0	0	0
1997 - 98	0	75	75	0	0	0	0
1998 - 99	0	249	249	0	0	0	0
1999 - 00	1	88	89	0	0	0	0
2000 - 01	2	34	36	0	2,132	0	2,132
2001 - 02	2	0	2	0	0	0	0
2002 - 03	0	0	0	0	0	0	0
2003 - 04	0	0	0	0	0	0	0
2004 - 05	0	0	0	0	0	0	0
2005 - 06	0	0	0	0	8,000	0	8,000
2006 - 07	0	0	0	0	0	0	0
2007 - 08	0	0	0	0	0	0	0
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	0	0
2014 - 15	0	0	0	0	0	0	0
2015 - 16	0	40	40	0	36,000	0	36,000
2016 - 17	0	40	40	0	36,000	0	36,000
2017 - 18	0	40	40	0	36,000	0	36,000
2018 - 19	0	41	41	0	36,635	0	36,635
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	0	0	0	0	0	0
2021 - 22	0	0	0	0	0	0	0
2022 - 23	0	0	0	0	0	0	0
2023 - 24	0	0	0	0	0	0	0
2024 - 25	0	0	0	0	0	0	0
2025 - 26	0	0	0	0	0	0	0
2026 - 27	0	0	0	0	0	0	0
2027 - 28	0	0	0	0	0	0	0
2028 - 29	0	0	0	0	0	0	0
2029 - 30	0	0	0	0	0	0	0
2030 - 31	0	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			(157)	0			
TOTAL ISSUED:	5	446	910	0	10,132	0	10,132
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	0	161	161	0	144,635	0	144,635
LFMP ADJUST:	0	0	(157)	0	0	0	0
TOTAL:	5	607	914	0	154,767	0	154,767

Notes 01/27/10

Christer

Poinsettia Shores

Remaining Custom Homes

No of lots: 0 in CT 85-14

Remainder 1 outside of 98-06

(216-420-42 - work with Karl)

---> Chevron Gas Station

---> Poinsettia Village; pads 4 & 6 8,000 sqft

Poinsettia Shores - old master plan

contained areas F, G and H

City processing new vision plan - "Ponto"

Zone 9 includes areas D, E, F and G

Vision Plan - status 2C; entitlements status 1

Map in to reorganize into 3 distinct lots.

Area G - open space

Area E - Resort Hotel - 180 rooms +

126 timeshares, plus restaurant & retail

Est sqft from preim - 52,385 hotel, 60,254

timeshares = total 112,635 includes rstnrt/retail

1st phase - start 10/11 - status 1

Area F - mixed use - 33 du's + 32,000 sqft

2nd phase - start 13/14 - 2 yrs, status 1

Area D - 128 townhomes

1st phase - start 10/11 - 2 yrs, status 1

Only change to Ponto Plan for 2008 is reflected
in Zone 22

- No new Updates for 2010 - leave out of 5 yrs

The total for residential units represents all units issued. The
total for commercial and industrial square feet is from July 1,
1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 10 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	SE QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86				0			Not available
11/86 TO 7/1/92				0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			0	0	0	0	0
1994 - 95			0	0	0	0	0
1995 - 96			0	0	0	0	0
1996 - 97			0	0	0	0	0
1997 - 98	0	0	0	0	0	0	0
1998 - 99	0	0	0	0	0	0	0
1999 - 00	0	0	0	0	0	0	0
2000 - 01	0	0	0	0	0	0	0
2001 - 02	0	0	0	0	0	0	0
2002 - 03	0	0	0	0	0	0	0
2003 - 04	0	180	180	0	5,371	0	5,371
2004 - 05	185	0	185	0	5,073	0	5,073
2005 - 06	144	57	201	0	0	0	0
2006 - 07	52	34	86	0	12,118	0	12,118
2007 - 08	24	54	78	0	25,801	81,115	106,916
2008 - 09	14	11	25	0	0	0	0
2009 - 10	26	10	36	0	0	0	0
REMAINDER FY:	14	10	24	0	0	0	0
2010 - 11	46	10	56	0	0	0	0
2011 - 12	45	9	54	0	0	0	0
2012 - 13	45	0	45	0	0	0	0
2013 - 14	35	0	35	0	0	0	0
2014 - 15	0	0	0	0	2,700	0	2,700
2015 - 16	0	0	0	0	0	0	0
2016 - 17	0	0	0	0	0	0	0
2017 - 18	0	0	0	0	0	0	0
2018 - 19	0	0	0	0	0	0	0
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	0	0	0	0	0	0
2021 - 22	0	0	0	0	0	0	0
2022 - 23	0	0	0	0	0	0	0
2023 - 24	0	0	0	0	0	0	0
2024 - 25	0	0	0	0	0	0	0
2025 - 26	5	0	5	0	0	0	0
2026 - 27	5	0	5	0	0	0	0
2027 - 28	5	0	5	0	0	0	0
2028 - 29	5	0	5	0	0	0	0
2029 - 30	5	0	5	0	0	0	0
2030 - 31	5	0	5	0	0	0	0
2031 - 32	1	0	1	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			2	0			
TOTAL ISSUED:	445	346	791	0	48,363	81,115	129,478
REMAINDER FY:	14	10	24	0	0	0	0
FUTURE IN ZONE:	202	19	221	0	2,700	0	2,700
LFMP ADJUST:	0	0	2	0	0	0	0
TOTAL:	661	375	1,038	0	51,063	81,115	132,178

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/30/10

Jason, Shannon. Corey, Dan, Shelly
La Costa Greens
Villages of La Costa

4 other lots (outside of The Greens)	(<4du/ac)	
1. 215-021-01 (8 SFD)	8	status 1/eot
2. 213-050-16 (8 SFD)	8	status 1/eot
3. 215-021-06 Casia Height Apts	57	BP Nov 2005
4. 215-021-04 (Future - 15 SFD Du's)	15	status 1/eot
total unpermitted	31	

21502026: Cassia Heights Medical Offices

Lot 1 - 5,828 sqft + 1 du issued Nov 06

Lot 2 - 6,290 sqft issued Nov 06; Lot 3 = OS

La Costa Greens

Phase 1

Neighborhood	Status	Units	Issued	Remaining
1.8 (CT 02-23)	built out	82	82	0
1.9 (CT 02-22)	built out	74	73	
1.10 (CT 02-20)	built out	64	64	0
1.12 (CT 02-21)	built out	36	36	0
1.11 (CT 02-24)	units shown in 1.14			
1.13 (CT 02-24)	units shown in 1.14			
1.14 (CT 02-24)	built out	129	129	0
1.15 (> 4)	built out	180	180	0
Total		565	564	0

Phase 2

1.16 (CT05-05) Dan	s:4	86	16	70	<4
1.17 (CT04-09) Corey	s:4	106	105	1	>4
1.7(CT04-15) Corey	s:4 (bps 07/08)	71	3	68	<4
1.6 (CT04-16) Corey	s:4	92	45	47	<4
1.3 (CT07-05) Jason	s:4; 7bps jan10	38	12	26	>4
Total; spread 8 yrs		393	181	212	

Greens:	<4	185
Outside of Greens:	<4	31
Greens:	>4	27
Outside of Greens (Church):	>4	2
		245

** Shannon: Church is motivated - waiting for airport plan, place at end of fie years. (1-30-10)

Non-Residential

1.1 (CT 02-20)	med plaza	85,000	81,115	issued 12-07 Van
1.20	church*	2,700	0	2,700 Shannon **
1.20	daycare	9,995	9,980	issued 10-07 Jason 07/08
	City/Alga Park	15,821	15,821	issued 09-07
Total		113,516	106,916	2,700

* church has two cottage dus - shown as 2 du > 4/ac

* church sqft from prelim application (Shannon)

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 11 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	SE QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86			580	0			Not available
11/86 TO 7/1/92			343	0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			44	0	0	0	0
1994 - 95			136	0	0	0	0
1995 - 96			41	0	0	0	0
1996 - 97	161	87	248	0	0	0	0
1997 - 98	128	68	196	0	0	0	0
1998 - 99	60	34	94	0	344	0	344
1999 - 00	1	1	2	0	0	0	0
2000 - 01	15	0	15	0	0	0	0
2001 - 02	94	0	94	0	22,579	0	22,579
2002 - 03	148	0	148	0	0	0	0
2003 - 04	247	2	249	0	21,021	0	21,021
2004 - 05	227	0	227	0	99,638	0	99,638
2005 - 06	114	0	114	0	0	0	0
2006 - 07	94	168	262	0	2,744	0	2,744
2007 - 08	56	0	56	0	8,080	0	8,080
2008 - 09	35	12	47	0	0	0	0
2009 - 10	18	31	49	0	0	0	0
REMAINDER FY:	22	30	52	0	8,074	0	8,074
2010 - 11	55	25	80	0	0	0	0
2011 - 12	80	0	80	0	0	0	0
2012 - 13	85	0	85	0	15,412	0	15,412
2013 - 14	25	0	25	0	0	0	0
2014 - 15	25	0	25	0	0	0	0
2015 - 16	0	0	0	0	0	0	0
2016 - 17	0	26	26	0	73,600	0	73,600
2017 - 18	0	26	26	0	0	0	0
2018 - 19	0	26	26	0	0	0	0
2019 - 20	0	0	0	0	73,600	0	73,600
2020 - 21	0	25	25	0	0	0	0
2021 - 22	0	24	24	0	0	0	0
2022 - 23	0	0	0	0	73,600	0	73,600
2023 - 24	0	0	0	0	0	0	0
2024 - 25	0	0	0	0	0	0	0
2025 - 26	0	0	0	0	73,600	0	73,600
2026 - 27	0	0	0	0	0	0	0
2027 - 28	0	0	0	0	0	0	0
2028 - 29	0	0	0	0	0	0	0
2029 - 30	0	0	0	0	0	0	0
2030 - 31	32	0	32	0	0	0	0
2031 - 32	32	0	32	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			(45)	0			
TOTAL ISSUED:	1,398	403	2,945	0	154,406	0	154,406
REMAINDER FY:	22	30	52	0	8,074	0	8,074
FUTURE IN ZONE:	334	152	486	0	309,812	0	309,812
LFMP ADJUST:	0	0	(45)	0	0	0	0
TOTAL:	1,754	585	3,438	0	472,292	0	472,292

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/30/10

Corey, Jason, Van, Shelly

The Ridge	total	issued	remaining	Planner
N2.1&2.2 - CT04-02	89	89	0	Jason
N2.3&2.4 - CT04-03	104	104	0	Jason
N2.5 - CT04-04*	66	32	34	Corey
N2.6 - CT 05-13	53	14	39	Corey
Total:	312	239	73	

* last bp was in 08/09

--> LDS Church, 16,842; Rec bldg 4,179
--> Los Coches Village 99,638

--> SDP 04-13 Hunters Pt. 2744 sqft.
--> fire station 6,200; Oaks Rec Cntr 1,880

--> 2nd du - no change made to bank by SDFA
--> SDP 05-15; 22306028 (Jason)

8074 sqft comm/office
estimated 2009/10; in plnck
--> Daycare Oaks North; in PlanCk

La Costa Town sq - entitled 2009
MAG (Van)
22306031, 32 & 22305068, 70 La Costa
Town Square + 64 du's eot (<4/ac)
239,400 Comm (out of 5 yrs)
55,000 Office (out of 5 yrs)
294,400 spread out of 5
78 du @ > 4 per acre in 16/17-18/19

73,600

Olivenhain Water District
new campus - 3 phases
Total of 48,595
Not shown in projections - 0 fees

--> MAG/La Costa Town Sq (1 of 4) [1]

[2]

[3]

[4]

Residential:	Oaks South: Builtout			Planner
Oaks North	Units	Issued	Remaining	Shelly
N 3.1 CT 05-14	80	0	80	22 in january
N3.2 CF 22381202	Non-Res Daycare approved 15,412 sqft			
N3.3 CT 05-15	124	29	95	
N3.4 CT 05-16	83	0	83	
N3.5 CT 05-16				
N3.6 (Hunter's Pt)	168	168	0	
N3.7 CT 06-06	44	28	16	
Total:	499	225	274	

Prior total for Oaks North was 538 - reduction of 39 Du's

Shelly Property (Van) 1-20-10 (ok - keep out of 5 yrs)
49 SFD; Status 4, 6yrs out; >4/ac

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 12 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	SE QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86			589	0			Not available
11/86 TO 7/1/92			0	0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			0	0	0	0	0
1994 - 95			0	0	0	0	0
1995 - 96			0	0	0	0	0
1996 - 97			0	0	0	0	0
1997 - 98	237	7	244	0	5,001	0	5,001
1998 - 99	229	19	248	0	6,000	0	6,000
1999 - 00	316	0	316	0	0	0	0
2000 - 01	250	0	250	0	0	0	0
2001 - 02	0	0	0	0	0	0	0
2002 - 03	0	0	0	0	0	0	0
2003 - 04	0	0	0	0	0	0	0
2004 - 05	0	1	1	0	0	0	0
2005 - 06	0	1	1	0	0	0	0
2006 - 07	0	0	0	0	6,910	0	6,910
2007 - 08	0	0	0	0	0	0	0
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	0	0
2014 - 15	0	0	0	0	0	0	0
2015 - 16	0	0	0	0	0	0	0
2016 - 17	0	0	0	0	17,000	0	17,000
2017 - 18	0	0	0	0	0	0	0
2018 - 19	0	0	0	0	0	0	0
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	0	0	0	13,000	0	13,000
2021 - 22	0	0	0	0	0	0	0
2022 - 23	0	0	0	0	0	0	0
2023 - 24	0	0	0	0	0	0	0
2024 - 25	0	0	0	0	0	0	0
2025 - 26	0	0	0	0	0	0	0
2026 - 27	0	0	0	0	0	0	0
2027 - 28	0	0	0	0	0	0	0
2028 - 29	0	0	0	0	0	0	0
2029 - 30	0	0	0	0	0	0	0
2030 - 31	0	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			(6)	0			
TOTAL ISSUED:	1,032	28	1,649	0	17,911	0	17,911
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	0	0	0	0	30,000	0	30,000
LFMP ADJUST:	0	0	(6)	0	0	0	0
TOTAL:	1,032	28	1,643	0	47,911	0	47,911

Notes 01/24/10
Christer

Arroyo La Costa

2/99 - Note: Appeals Board
action September 1998.
Density for Arroyo La Costa
ONLY based on each village.
Villages Q and O > 4 du/ac
ALL others < 4.
LFMP adj = 1,075
Commercial - Church

Note - from Mike P; churches
do not pay PFF (PFF not paid
by nonprofit).
Coastline Com Church; multipurpose

School Site - San Dieguito - MS Site
to not use site; need to get
potential when sold - district still owns
"No News" - 1/24/10

Coastline Community Church classrooms
No Change - 1/24/10

Coastline Community Church
No Change - 1/24/10

Additional Du's starting 04/05 are
second dwelling units.

The total for residential units represents all units issued. The
total for commercial and industrial square feet is from July 1,
1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 13 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	NW QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86	0	0	0	0			Not available
11/86 TO 7/1/92	0	0	0	0			Not available
1992 - 93	0	0	0	0	0	0	0
1993 - 94	0	0	0	0	0	0	0
1994 - 95	0	0	0	0	0	0	0
1995 - 96	0	0	0	0	0	229,472	229,472
1996 - 97	0	0	0	0	214,883	34,400	249,283
1997 - 98	0	0	0	0	637,135	477,884	1,115,019
1998 - 99	0	0	0	0	116,131	0	116,131
1999 - 00	0	0	0	0	6,400	0	6,400
2000 - 01	0	0	0	0	101,287	0	101,287
2001 - 02	0	0	0	0	0	0	0
2002 - 03	0	0	0	0	0	0	0
2003 - 04	0	0	0	0	0	0	0
2004 - 05	0	0	0	0	0	100,000	100,000
2005 - 06	0	0	0	0	0	0	0
2006 - 07	0	0	0	0	144,373	0	144,373
2007 - 08	0	0	0	0	107,629	0	107,629
2008 - 09	0	0	0	0	22,989	0	22,989
2009 - 10	0	0	0	0	23,968	0	23,968
REMAINDER FY:	0	0	0	0	8,228	0	8,228
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	0	0
2014 - 15	0	0	0	0	0	0	0
2015 - 16	0	0	0	0	72,960	0	72,960
2016 - 17	0	0	0	0	36,966	0	36,966
2017 - 18	0	0	0	0	36,480	0	36,480
2018 - 19	0	0	0	0	57,975	0	57,975
2019 - 20	0	0	0	0	36,966	0	36,966
2020 - 21	0	0	0	0	36,966	0	36,966
2021 - 22	0	0	0	0	57,975	50,000	107,975
2022 - 23	0	0	0	0	36,966	0	36,966
2023 - 24	0	0	0	0	57,975	0	57,975
2024 - 25	0	0	0	0	0	50,000	50,000
2025 - 26	0	0	0	0	94,941	0	94,941
2026 - 27	0	0	0	0	36,966	0	36,966
2027 - 28	0	0	0	0	57,975	50,000	107,975
2028 - 29	0	0	0	0	36,965	0	36,965
2029 - 30	0	0	0	0	57,975	0	57,975
2030 - 31	0	0	0	0	36,965	50,000	86,965
2031 - 32	0	0	0	0	57,975	0	57,975
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	57,975	0	57,975
LFMP ADJUSTMENT			0	0			
TOTAL ISSUED:	0	0	0	0	1,374,795	841,756	2,216,551
REMAINDER FY:	0	0	0	0	8,228	0	8,228
FUTURE IN ZONE:	0	0	0	0	868,966	200,000	1,068,966
LFMP ADJUST:	0	0	0	0	0	0	0
TOTAL:	0	0	0	0	2,251,989	1,041,756	3,293,745

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July [D] 1992 forward. [E]

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

GIA Expans 200,000 total split into 4 years (50,000 / yr)
SDG&E 463,800 total split into 8 years (57,975 / yr)

Notes 02/01/10

Christer, Van

AIRPORT INFLUENCE

Review apns in Prop "D" for 2011

OK to leave at 0 for 2010; add apns

Carlsbad Ranch

- > Armstrong Garden Center, Grand Pac. Resort
10,596, Ca Co. Stores 62575, Off Bldg 42,960
- > 955 Rstrms Flower Fields, ph 3 Grand Pacific Resorts 69,870
24,137 Ca Co Stores Final Ph., 6,325
Expansion of Lego restaurant
- > Ledcor Petty; 21110004 - 100,000
- > Carlsbad Ranch Resorts: see below
- > Carlsbad Ranch Resorts; see below, Lego (Sea Life + Rest) 27,861
- > Carlsbad Ranch Resorts: see below; Flower field storage barn 3,750
- > Lego games 979, Flower Field Storage 3,750, CCR 19,239
- > Lego - Water Works cluster

Lego: Hotel 136,800 total approved
Van 109,440 projected actual 80%
[A] - est 2015/16 72,960 ph 1 = 70% 175 rms
[B] - est 2017/18 36,480 ph 2 = 30% 50 rms

Lego: Inner park expansion

Completed with Sealife and Water works

Carlsbad Ranch Resort: Timeshares/Hotels/etc

131 Hotel Rooms	73,075	issued 10/06	CB05-1491
121 Hotel Rooms	63,668	issued 07/07	CB062884
98 Rooms to go	53,178	based on avg size above	
Total 350 rooms	189,921	total estimate for hotel	
Conference room	43,281	issued 10/06	CB05-1490
Pool House	1,313	Pool and Fitness Ctr issued 04/08	
Restaurant	10,000	projected	
16 timeshares	14,755	issued 11/06	CB05-1489
22 timeshares	13,262	issued 11/06	CB05-3328
16 timeshares	14,787	issued 05/08	CB07-2103
12 timeshares	19,239	issued 09/08	CB07-2934
24 timeshares	13,894	in plan check - not issued as of 1/1/10	
260 to go	218,654	based on avg size above	
350 timeshares	218,654	total estimate for timeshares	
Total sqft	463,169	Total Unissued	295,726

Per Christer - keep out of 5 yrs and split into 8 yrs

		per yr est	36,966
Total Check:	CCR	295,726	[CRR]
	GIA	200,000	[D]
	SDG&E	463,800	[E]
	Hotel	72,960	[A]
	Hotel	36,480	[B]
		1,068,966	

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 14 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	NE QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86			2	0			Not available
11/86 TO 7/1/92			0	0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			0	0	0	0	0
1994 - 95			0	0	0	0	0
1995 - 96			0	0	0	0	0
1996 - 97			0	0	0	0	0
1997 - 98	0	0	0	0	0	0	0
1998 - 99	0	0	0	0	0	0	0
1999 - 00	0	0	0	0	0	0	0
2000 - 01	0	0	0	0	0	0	0
2001 - 02	0	0	0	0	0	0	0
2002 - 03	0	0	0	0	0	0	0
2003 - 04	0	0	0	0	0	0	0
2004 - 05	0	0	0	0	0	0	0
2005 - 06	0	0	0	0	0	0	0
2006 - 07	0	0	0	0	0	0	0
2007 - 08	0	78	78	0	3,230	0	3,230
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	17	17	0	0	0	0
REMAINDER FY:	0	28	28	0	0	0	0
2010 - 11	0	50	50	0	0	0	0
2011 - 12	0	50	50	0	0	0	0
2012 - 13	2	60	62	0	0	0	0
2013 - 14	2	50	52	0	0	0	0
2014 - 15	2	50	52	0	0	0	0
2015 - 16	2	50	52	0	33,000	0	33,000
2016 - 17	2	33	35	0	33,000	0	33,000
2017 - 18	2	0	2	0	0	0	0
2018 - 19	2	0	2	0	16,500	0	16,500
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	0	0	0	0	0	0
2021 - 22	0	50	50	0	0	0	0
2022 - 23	20	50	70	0	70,000	0	70,000
2023 - 24	20	50	70	0	0	0	0
2024 - 25	20	50	70	0	0	0	0
2025 - 26	20	50	70	0	0	0	0
2026 - 27	20	50	70	0	70,000	0	70,000
2027 - 28	14	50	64	0	0	0	0
2028 - 29	0	50	50	0	0	0	0
2029 - 30	0	50	50	0	0	0	0
2030 - 31	0	50	50	0	0	0	0
2031 - 32	0	57	57	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			(191)	0			
TOTAL ISSUED:	0	95	97	0	3,230	0	3,230
REMAINDER FY:	0	28	28	0	0	0	0
FUTURE IN ZONE:	128	900	1,028	0	222,500	0	222,500
LFMP ADJUST:	0	0	(191)	0	0	0	0
TOTAL:	128	1,023	962	0	225,730	0	225,730

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/30/10

Jason, Dan, Shelly

Robertson Ranch

East owned by McMillin.

Summary of MP Land Use Map:(No School Site - confirmed)

	West	East	Total	Issued	Unissued
<4/ac	114	14	128	0	128
>4/ac	557	466	1,023	95	928
Total	671	480	1,151	95	1,056

East:	DU's	Issued	Status	Density	Timing
PA 15	78	78	built	>4 MFA	issued 2/08
PA 16(CT04-26)	85		issued	CT 04-26	
PA 17(CT04-26)	109		4	>4 SFD	
PA 18(CT04-26)	110				
CT 04-26	304	17		>4 SFD	287
PA 21(CT06-25)	84	0	3	>4 det condos	84
PA 22*	App in for RV storage + office (Jason) 66,000 sqft status 3; approved Jan				
PA 14	14	0	21	<4	14
Total:	480	95	remaining	unissued East	385

remaining unissued East

West status 1; AG for CFD No. 1, > 5 yrs	East >4/ac	371
343	East <4/ac	14
368		
25		

--> * for PA 22 - CIP team moved out of 5 yrs

NonResidential (now one site on West- PA 11)

	Gross	Net
Comm- Status 1	8	old net
CF - Status 1	5	old net
Total	13.6	13
Commercial 25%	87,120	not using
Using 80% of EIR	140,000	(EIR 175,000)
CF - daycare	16,500	
Total Proj Nonres =	156,500	Status 1

No Planner - kept out of 5 years.

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 15		TOTAL DU'S	DU's (from)/to Unit Bank	NE QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86			520	0			Not available
11/86 TO 7/1/92			0	0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			0	0	0	0	0
1994 - 95			0	0	0	0	0
1995 - 96			0	0	0	0	0
1996 - 97			0	0	0	0	0
1997 - 98	0	0	0	0	0	0	0
1998 - 99	0	0	0	0	0	0	0
1999 - 00	0	0	0	0	0	0	0
2000 - 01	0	1	1	0	0	0	0
2001 - 02	117	55	172	0	0	0	0
2002 - 03	55	23	78	0	0	0	0
2003 - 04	0	0	0	0	0	0	0
2004 - 05	0	0	0	0	0	0	0
2005 - 06	0	0	0	0	0	0	0
2006 - 07	0	0	0	0	0	0	0
2007 - 08	0	0	0	0	0	0	0
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	20	80	100	0	118,328	0	118,328
2014 - 15	52	0	52	0	118,328	0	118,328
2015 - 16	53	29	82	0	118,329	0	118,329
2016 - 17	42	0	42	0	161,791	0	161,791
2017 - 18	0	0	0	0	0	0	0
2018 - 19	0	0	0	0	43,462	0	43,462
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	0	0	0	43,462	0	43,462
2021 - 22	0	0	0	0	0	0	0
2022 - 23	0	0	0	0	43,462	0	43,462
2023 - 24	0	0	0	0	0	0	0
2024 - 25	0	0	0	0	0	0	0
2025 - 26	33	0	33	0	0	0	0
2026 - 27	33	0	33	0	0	0	0
2027 - 28	33	0	33	0	0	0	0
2028 - 29	33	0	33	0	20,000	0	20,000
2029 - 30	33	0	33	0	20,000	0	20,000
2030 - 31	0	40	40	0	30,000	0	30,000
2031 - 32	0	40	40	0	30,000	0	30,000
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			760	0			
TOTAL ISSUED:	172	79	771	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	332	189	521	0	747,162	0	747,162
LFMP ADJUST:	0	0	760	0	0	0	0
TOTAL:	504	268	2,052	0	747,162	0	747,162

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/30/10

Jason, Van, Shannon
Sunny Creek Specific Plan

Non-Residential: (Van - Walmart Parcel 1/24/10) no change - slide

- [1] The 173,848 sqft represents Sunny Creek Plaza 209-090-11 sqft is from EIR - now expired bought by WalMart; keep sqft as is per Van - Status 1 (no app in) Out of 5 yrs. Split 4 yrs 43,462 each

[1] Walmart parcel	173,848	Status 1 - out of 5 yrs
[2] 20906056; Madonna	20,000	Status 1 EOT
[2] 20906057; Madonna	20,000	Status 1 EOT
[2] 20904035; Wrisley	60,000	Status 1 EOT
[3] 209-060-70,71; Dos Colinas	473,313	Shannon - in 5 yrs; 310,457 indep liv
Total Est SqFt:	747,161	81,994 asist liv, 80,862 cottages (62)
		pr yr for 4 yrs 118,328

Residential Note:

Cantarini	80	[C] mfa. Status 3; 12/13 (map extension - moved out)
	105	[A] sfdu, Stat 3, 20 yr 1 split yr 2, 3; start 12/13
Flood Plain BJ	80	[D] 16805038 EOT Status 1 MFA
Holly Springs	43	[G] sfdu Status 3 map ext move 2 yrs out - 13/14
Rancho Milagro	19	[F] Status 2C - end of Cantarini 20906059 yrs:2014/15
209-060-68,70,71	0	[3] senior care 309 units shown as non-res above
Dos Colinas	29	[E] > 4du/ac affordable; in five yrs for all of project; apn 68
	356	total Planner for Dos Colinas - Shannon

[AC3]

[EFG3]

Other Residential (Status 1):

[3]
[1/3]

Mandana -	87	[B] sfd - end of time (1 apn)
Kato -	35	[B] sfd - end of time (3 apns)
Lubliner -	11	[B] sfd - end of time (1 apn)
20906048,54	32	[B] sfd - end of time (2 apns)
Out of 5 yrs	165	total - spread last 5 years

[1]

[1]

[1]

Total future

521

Horse Stables:

Residential: Keep at zero but list to track

20906023	Ride America
20906010	Ride America
20906011	Ride America

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 16		TOTAL DU'S	DU's (from)/to Unit Bank	NE QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86				0			Not available
11/86 TO 7/1/92				0			Not available
1992 - 93	0	0	0	0	0	0	0
1993 - 94	0	0	0	0	0	0	0
1994 - 95	0	0	0	0	0	0	0
1995 - 96	0	0	0	0	0	0	0
1996 - 97	0	0	0	0	0	0	0
1997 - 98	0	0	0	0	0	0	0
1998 - 99	0	0	0	0	0	0	0
1999 - 00	0	0	0	0	0	0	0
2000 - 01	0	0	0	0	0	0	0
2001 - 02	0	0	0	0	0	0	0
2002 - 03	0	0	0	0	0	0	0
2003 - 04	0	0	0	0	0	0	0
2004 - 05	0	0	0	0	0	0	0
2005 - 06	0	0	0	0	0	0	0
2006 - 07	0	0	0	0	0	0	0
2007 - 08	0	0	0	0	0	0	0
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	171,270	171,270
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	35,000	35,000
2014 - 15	0	0	0	0	0	35,000	35,000
2015 - 16	0	0	0	0	0	70,000	70,000
2016 - 17	0	0	0	0	0	70,000	70,000
2017 - 18	0	0	0	0	0	70,000	70,000
2018 - 19	0	0	0	0	0	70,000	70,000
2019 - 20	0	0	0	0	0	70,000	70,000
2020 - 21	0	0	0	0	0	100,000	100,000
2021 - 22	0	0	0	0	0	100,000	100,000
2022 - 23	0	0	0	0	0	100,000	100,000
2023 - 24	0	0	0	0	0	100,000	100,000
2024 - 25	0	0	0	0	0	100,000	100,000
2025 - 26	0	0	0	0	0	150,000	150,000
2026 - 27	0	0	0	0	0	150,000	150,000
2027 - 28	0	0	0	0	0	100,000	100,000
2028 - 29	0	0	0	0	0	100,000	100,000
2029 - 30	0	0	0	0	0	100,000	100,000
2030 - 31	0	0	0	0	0	90,730	90,730
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			0	0			
TOTAL ISSUED:	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	0	0	0	0	0	1,782,000	1,782,000
LFMP ADJUST:	0	0	0	0	0	0	0
TOTAL:	0	0	0	0	0	1,782,000	1,782,000

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/27/10

Greg, Dan, Shannon

Carlsbad Oaks North
SP 211 Aprv'd 10/8/02

Pad acres of 129.8 at
25% coverage
1,413,522 sqft

EIR completed and shows
1,980,000 sqft.

Graded
Status 5
One Project as of 01/01/2010

Cushion on EIR sqft requested by
Planner of 10%
1,980,000 EIR total
198,000 cushion 10%
1,782,000 projected

Absorption Study - Oct 2007

Years	sqft - Com	sqft - Indus	Total
2008	0	0	0
2009	50,000	100,000	150,000
2010	75,000	125,000	200,000
2011	100,000	150,000	250,000
2012	125,000	175,000	300,000
2013	125,000	175,000	300,000
2014	125,000	175,000	300,000
2015	125,000	175,000	300,000
2016	46,600	240,900	287,500
Totals	771,600	1,315,900	2,087,500

1,782,000 projection for CIP
171,270 project totals for 2010 (Isis)
1,610,730 Net remaining

CIP Team asked me to inquire as to what lots
are to be commercial? 2-9-10

Mtg notes ask to use absorption study but also
ask to reduce totals - absorption study not used
to keep totals down. BHC Feb 2008

Zone 16: Carlsbad Oaks North

Lot	Current Owner	Phase	Lot Acres	Projected Sqft	Planner	Application Sqft	Comment	Coverage
1	Techbilt	1	6.38	91,500				33%
2	Techbilt	1	7.52	81,700				25%
3	Techbilt	1	5.18	70,100				31%
4	Kilroy	1	5.98	288,000	Greg	53,160	good til 07/10; push out of 5 yrs	20%
5	Kilroy	1	5.24		Dan			
6	Techbilt	1	11.55	129,600				26%
7	Kilroy	1	7.57					
8	Kilroy	1	13.20					
9	OS							
10	OS							
11	OS							
12	OS							
13	Techbilt	2	13.28	164,500				28%
14	Techbilt	2	11.77	145,000				28%
15	Techbilt	2	4.06	55,800				32%
16	Techbilt	2	4.09	54,400				31%
17	Techbilt	2	8.03	104,500				30%
18	Techbilt	2	5.13	68,300				31%
19	Techbilt	2	4.18	55,800				31%
20	Techbilt	3	2.60	32,100				28%
21	Techbilt	3	4.30	50,200				27%
22	Techbilt	3	4.00	48,800				28%
23	Techbilt	3	4.70	61,300				30%
24	Techbilt	3	20.80	288,500				32%
25	Techbilt	3	8.90	107,300				28%
26	Techbilt	3	4.20	53,000				29%
27	Techbilt	3	4.50	54,400				28%
TOTALS:			167.16	2,004,800				28%

2,087,500 absorption study total
96.04% percent of projected to study

New apns not yet reflected by assessor - 209-120-11 and 17 by Adj Plat 0905 "Ceop-14 - parcel A"
are to be Isis - 171,270 sqft - Shannone projected 2010-2011

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 17 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	SE QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86			1	0			Not available
11/86 TO 7/1/92			0	0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			0	0	0	0	0
1994 - 95			0	0	0	0	0
1995 - 96			0	0	0	0	0
1996 - 97			0	0	0	0	0
1997 - 98	0	0	0	0	0	0	0
1998 - 99	0	0	0	0	0	0	0
1999 - 00	0	0	0	0	0	0	0
2000 - 01	0	0	0	0	0	0	0
2001 - 02	0	0	0	0	0	0	0
2002 - 03	0	0	0	0	0	0	0
2003 - 04	0	6	6	0	0	0	0
2004 - 05	0	469	469	0	3,366	0	3,366
2005 - 06	14	123	137	0	0	119,560	119,560
2006 - 07	11	0	11	0	95,008	156,504	251,512
2007 - 08	0	0	0	0	291,407	168,732	460,139
2008 - 09	0	0	0	0	37,252	0	37,252
2009 - 10	0	0	0	0	35,882	0	35,882
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	51,410	0	51,410
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	4,500	77,400	81,900
2013 - 14	0	0	0	0	0	0	0
2014 - 15	0	0	0	0	0	0	0
2015 - 16	0	0	0	0	28,087	42,500	70,587
2016 - 17	0	0	0	0	0	42,500	42,500
2017 - 18	0	0	0	0	0	42,500	42,500
2018 - 19	0	0	0	0	15,636	42,500	58,136
2019 - 20	0	0	0	0	0	42,500	42,500
2020 - 21	0	0	0	0	0	42,500	42,500
2021 - 22	0	0	0	0	17,680	42,500	60,180
2022 - 23	0	0	0	0	0	42,500	42,500
2023 - 24	0	0	0	0	0	42,500	42,500
2024 - 25	0	0	0	0	13,534	42,500	56,034
2025 - 26	0	0	0	0	0	42,500	42,500
2026 - 27	0	0	0	0	0	42,500	42,500
2027 - 28	0	0	0	0	13,671	42,500	56,171
2028 - 29	0	0	0	0	0	42,500	42,500
2029 - 30	0	0	0	0	0	42,500	42,500
2030 - 31	0	0	0	0	0	42,500	42,500
2031 - 32	0	0	0	0	0	42,500	42,500
2032 - 33	0	0	0	0	0	483	483
END OF TIME/UNLIKEL	0	0	0	0	0	0	0
LFMP ADJUSTMENT			(37)	0			
TOTAL ISSUED:	25	598	624	0	462,915	444,796	907,711
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	0	0	0	0	144,518	800,383	944,901
LFMP ADJUST:	0	0	(37)	0	0	0	0
TOTAL:	25	598	587	0	607,433	1,245,179	1,852,612

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/27/10

Christer, Greg, Jason

Bressi Ranch

MP Apprv'd July 2002

498 units - growth control point
rec'd for 25% bonus to 625

Residential (Status 5)	DU's Total	Issued	Remain
PA 6 - RM (Gardenside)	63	63	0
PA 7 - RMH (Wisteria Place)	95	95	0
PA 8 - RMH (Heather Court)	95	95	0
PA 9 - RLM(Cassia)	70	70	0
PA 10 - RLM(Canterbury)	84	84	0
PA 11 - RLM only one <4/ac	25	25	0
PA 12 - RMH(Primrose)	91	91	0
PA 15 - condos(Mulberry)	100	100	0
Total	623	623	0

Nonresidential

PA15 mixed use	17,492	boy and girls club issued 09/25/08
Bressi Village issued April 08	30,010	retail bldg A, B, C, D, E
Bressi Village issued April/May 08	28,370	Shell bldg major C, pad B, F, G
Bressi Village issued June 08	47,363	Major A
Bressi Village Major B	12,000	Est 2010/11 [A]
Pad A	4,500	Est in 5 years [D]
Senior Assisted Care Facility	39,410	Est 2010/11 [B] in pln ck
PA13 CF now part of school	35,882	issued - high school bldg.
Future Potential from Developer *	88,608	Private school buildout [C]
PA14; gas station- issued Oct-07	3,686	Issued
Total Commercial	307,321	unissued: 144,518
		issued 162,803

* Summary of Private School Projection from Developer per email 02/02/10:

Gym	28,087
Admin	15,636
Middle School	17,680
Multi-purpose	13,534
Arts Bldg	13,671
Total Future:	88,608 sqft

Indus Lots ONLY:	Sqft	indus apns
Issued 05/06	119,560	119,560
Issued 06/07	251,512	251,512
Issued 07/08	350,710	350,710
Issued 08/09	19,760	19,760
Issued 09/10	0	-
Subtotal:	741,542	741,542

Nonres Projection - Industrial Summary:

Future Projection:	800,383	page 2
within 5 yrs	77,400	
Remainder	722,983	
divided by 17 yrs	42,528	

City of Carlsbad
Growth Projections

Non-Residential - Planned Industrial (not commercial mixed use)

Lot #	APN	Issued SqFt	Est SqFt	Timing	Description	Lot Acres	Unprojected Lot Acres	Coverage
1	213-260-01	19,760		issued 9/23/08	Medical Offices - CB080114	1.95	issued	
2	213-260-02			Out of 5 yrs	Jason - 8 office bldgs SDP0518 - extended	4.75	4.75	
3					keep out of 5 yrs (to nov 7, 2012)	4.26	4.26	
4	213-260-04				total sqft would be 390,000	4.03	4.03	
5						2.29	2.29	
6						2.35	2.35	
7						1.67	1.67	
8						1.78	1.78	
9						1.96	1.96	
10	213-261-01		143,000		Viastat - approved 7-16-08. good for 2 yrs	3.78		
11	213-261-02				2 office bldgs; One 77,400 in Pln Ck 01/01/10	1.66		
12	213-261-03				Greg - keep out a yr or two - no word	1.54		
13	213-261-04					2.93		
14	213-261-05	181,978		Aug 07 & Jan 08	Bressi Storage Bldg A, B-1, B-2, B-3	4.49	issued	93%
15	213-261-06	40,000		issued 6/11/08	office / manufacturing - CB 080567	3.53	issued	26%
16	213-261-07	95,008		Issued Aug 2006	2 Bldgs 47,504 sqft each	6.93	issued	31%
17	213-261-15	30,731		Issued 10.29.07	Bldgs A, C, D Ocean Collection	2.13	issued	33%
18	213-261-15	20,556		Issued 10.29.07	Bldgs B & E Ocean Collection	2.17	issued	22%
19	213-261-10				Ocean Collection for Bressi	2.20	2.20	
20	213-261-11				12 Buildings expired	1.94	1.94	
21	213-261-12				back to coverage	1.62	1.62	
22	213-261-13					1.90	1.90	
23	213-261-14					4.43	4.43	
24	213-262-10	4,488		Issued 02/07	Bldg # G Towers at Bressi Ranch	6.11	issued	31%
25		3,209		Issued 02/07	Bldg # H Phase I issued 02/07 & 03/07	3.16	issued	
26		3,209		Issued 02/07	Bldg # I Bldgs G, H, I, J, K, L, M, N, C	3.03	issued	
27		3,209		Issued 02/07	Bldg # J P, Q & R	2.47	issued	
28		20,073		Issued 02/07	Bldg # K Issued 02/07 subtotal =	6.06	issued	
		18,258		Issued 02/07	Bldg # L 83,450		issued	
		14,939		Issued 02/07	Bldg # M Issued 03/07 subtotal =		issued	
		16,065		Issued 02/07	Bldg # N 73,054		issued	
		25,145		Issued 03/07	Bldg # O		issued	
		23,823		Issued 03/07	Bldg # P		issued	
		20,926		Issued 03/07	Bldg # Q		issued	
		3,160		Issued 03/07	Bldg # R		issued	
			123,731		Phase II - have approval not in for PC - out of 5 yrs			
29	213-262-06				PA 4	8.29	8.29	
30	213-262-07					2.21	2.21	
31	213-262-08					3.30	3.30	
32	213-262-09					4.20	4.20	
33	213-263-01	8,764		Issued 07/03/07	Bldg # A	3.81	issued	17%
34	213-263-02	7,175		Issued 07/03/07	Bldg # B	1.45	issued	
35	213-263-03	7,175		Issued 07/03/07	Bldg # C	1.69	issued	
36	213-263-04	21,149		Issued 07/03/07	Bldg # D & E	1.84	issued	
37	213-263-05	6,170		Issued 07/03/07	Bldg # F	1.64	issued	
		8,764		Issued 07/03/07	Bldg # G		issued	
		7,168		Issued 07/03/07	Bldg # H Subtotal of sqft:		issued	
		11,080		Issued 07/03/07	Bldg # I 77,445		issued	
38	213-263-06					2.29	2.29	
39	213-263-07					1.78	1.78	
40	213-263-08	119,560		Issued June 06'	14 Shell Buildings	9.75	issued	28%
Totals		741,542	266,731	<< sqft - projected or issued - >> a		72.12	129.37	57.25
	total sqft issued or estimated		1,008,273	Percent of Acres with Sqft Projected or Issued				56%
	percent of EIR sqft	46%		As of Jan 2010 Used / Project	56% of the acres with only 46% of the EIR max sqft			
	EIR sqft on Indus lots only	2,170,000		Percent of Acres with no Sqft Projected			44.25%	
	Projection using the same coverage = so if 72.12 acres issued or projected 1,008,273 sqft; then with the same ratio,							
	57.25 acres will produce 800,383 sqft							
							800,383	

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 18 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	SE QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86			0	0			Not available
11/86 TO 7/1/92			0	0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			0	0	0	0	0
1994 - 95			0	0	0	0	0
1995 - 96			0	0	0	0	0
1996 - 97			0	0	0	0	0
1997 - 98	0	0	0	0	0	0	0
1998 - 99	191	333	524	0	2,363	0	2,363
1999 - 00	153	327	480	0	343	0	343
2000 - 01	125	453	578	0	8,182	0	8,182
2001 - 02	72	59	131	0	0	0	0
2002 - 03	22	3	25	0	0	0	0
2003 - 04	0	0	0	0	0	0	0
2004 - 05	0	0	0	0	0	0	0
2005 - 06	0	0	0	0	0	384,098	384,098
2006 - 07	1	0	1	0	216,732	165,517	382,249
2007 - 08	0	0	0	0	0	95,604	95,604
2008 - 09	0	0	0	0	0	64,327	64,327
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	16,800	0	16,800
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	59,899	59,899
2014 - 15	0	0	0	0	0	59,898	59,898
2015 - 16	0	0	0	0	0	53,000	53,000
2016 - 17	0	0	0	0	0	53,000	53,000
2017 - 18	0	0	0	0	8,693	53,000	61,693
2018 - 19	0	0	0	0	0	53,000	53,000
2019 - 20	0	0	0	0	0	53,000	53,000
2020 - 21	0	0	0	0	0	53,000	53,000
2021 - 22	0	0	0	0	0	53,000	53,000
2022 - 23	0	0	0	0	0	53,000	53,000
2023 - 24	0	0	0	0	0	53,000	53,000
2024 - 25	0	0	0	0	0	53,000	53,000
2025 - 26	0	0	0	0	0	66,000	66,000
2026 - 27	0	0	0	0	0	66,000	66,000
2027 - 28	0	0	0	0	0	66,000	66,000
2028 - 29	0	0	0	0	0	66,000	66,000
2029 - 30	0	0	0	0	0	66,000	66,000
2030 - 31	0	0	0	0	0	66,000	66,000
2031 - 32	0	0	0	0	0	66,000	66,000
2032 - 33	0	0	0	0	0	65,432	65,432
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			(107)	0			
TOTAL ISSUED:	564	1,175	1,739	0	227,620	709,546	937,166
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	0	0	0	0	25,493	1,177,229	1,202,722
LFMP ADJUST:	0	0	(107)	0	0	0	0
TOTAL:	564	1,175	1,632	0	253,113	1,886,775	2,139,888

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 02/01/08

Van, Pam

REVIEW AIRPORT INFLUENCE

Ranch Carrillo

Van

Church Site - Palomar Korean Church

16,800 in plan ck - in for extension

move to 2011/12 - split 2 yrs (yr per CIP Group)

This is only phase 1 - total 25,493 sqft

phase two - out of 5 yrs

25,493 total

16,800 phase 1

8,693 phase 2

See Detail

See Detail

See Detail

See Detail

avg per yr 231,570

Nonresidential

Carlsbad Raceway = 102 ac, Status 5

1,411,286 sqft CT98-10

488,980 issued

0 plan check

922,306 remaining

830,075 less 10% cushion

Palomar Forum = 70 ac, Status 5

809,714 sqft CT99-06

437,298 issued

119,797 plan check

252,619 remaining

227,357 less 10% cushion

527,432

53,000

53,000

633,432

79,179

Total Estimated Industrial:

1,057,432

Remaining spread 20 yrs

52,872

(Plan Check sqft not in total)

Total Future Indus sqft =

1,177,229

City of Carlsbad
Growth Projections

LFM ZONE 18

Palomar Forum					Carlsbad Raceway				
apn	sqft	lot	issued	description / title	apn	sqft	lot	issued	description / title
	8,064		12/01/05	Grey Hawk Ct - 3214	2218800700	20,323	19	indus	06/07/06 Opus
	10,368		12/01/05	Grey Hawk Ct - 3222	2218800800	16,244	20	indus	06/13/06 Opus
	8,800		12/01/05	Grey Hawk Ct - 3228	2218800900	19,814	21	indus	06/13/06 Opus
	9,280		12/01/05	Grey Hawk Ct - 3254	2218801000	26,819	22	indus	06/13/06 Opus
	20,635		12/01/05	Grey Hawk Ct - 3240	2218801200	17,770	18	indus	06/07/06 Opus
	15,297		12/01/05	Grey Hawk Ct - 3246					
	24,489		12/01/05	Grey Hawk Ct - 3282	industrial	100,970	fiscal year 2005/06 total		
	13,320		12/01/05	Grey Hawk Ct - 3274					
	21,071		12/01/05	Grey Hawk Ct - 3266	2218800500	59,567		comm	08/09/06 Opus
	32,824		12/01/05	Grey Hawk Ct - 3258	2218801300	105,950	25	comm	08/25/06 Raceway 2 story shell
	10,349		12/01/05	Grey Hawk Ct - 3250	2218801100	5,236		indus	10/11/06 Opus - Bldg 1
	13,390		12/01/05	Grey Hawk Ct - 3284	2218801200	12,176		indus	10/11/06 Opus - Bldg 7
	11,950		12/01/05	Grey Hawk Ct - 3288	2218801200	12,176		indus	10/11/06 Opus - Bldg 6
	5,625		12/01/05	Grey Hawk Ct - 3210	2218801200	9,769		indus	10/11/06 Opus - Bldg 2
2210150100	77,666		03/02/06	Concourse One, Grey Hawk Ct 3207	2218801200	7,727		indus	10/11/06 Opus - Bldg 3
	283,128		fiscal year 2005/06 total		2218801200	7,751		indus	10/11/06 Opus - Bldg 5
					2218801200	7,727		indus	10/11/06 Opus - Bldg 4
					228,079 fiscal year 2006/07 total				
22101401&04	154,170		02/XX/07	Palomar Forum Bldgs A,B,G,H&I					
	154,170		fiscal year 2006/07 total		22188103	46,441		indus	3205 Lionshead Ave
					22188101	23,109	7	indus	3197 Lionshead Ave
	0		fiscal year 2007/08 total		22188102	26,054	8	indus	3201 Lionshead Ave
	0		fiscal year 2008/09 total		95,604 fiscal year 2007/08 total				
	0		fiscal year 2009/10 to dec 31, 2009						
221-014-1&2	36,057		CB072657;	In Pln Ck 3145 Tiger Run	22188105	64,327	11	indus	3209 Lionshead Ave
	24,567		CB072656;	In Pln Ck 3141 Tiger Run	64,327 fiscal year 2008/09 total				
	33,046		CB072655;	In Pln Ck 3137 Tiger Run					
	26,127		CB072654;	In Pln Ck 3133 Tiger Run	0 fiscal year 2009/10 to dec 31, 2009				
	119,797		In Plan Check and Estimated by CIP Team to be yr 4 & 5		0 In Plan Check				
	557,095		Total of Above		488,980 Total of Above				
	809,714		Total for CT 99-06		1,411,286 Total for CT 98-10				
	252,619		Remaining		922,306 Remaining				
	227,357		less 10% cushion		830,075 less 10% cushion				

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 19 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	SW QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86			2	0			Not available
11/86 TO 7/1/92			76	0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			93	0	0	0	0
1994 - 95			222	0	0	0	0
1995 - 96			251	0	0	0	0
1996 - 97	184	143	327	0	58,984	0	58,984
1997 - 98	142	191	333	0	48,730	0	48,730
1998 - 99	386	0	386	0	79,477	0	79,477
1999 - 00	5	66	71	0	88,211	0	88,211
2000 - 01	61	27	88	0	180	0	180
2001 - 02	5	57	62	0	51,190	0	51,190
2002 - 03	2	0	2	0	0	0	0
2003 - 04	10	0	10	0	0	0	0
2004 - 05	0	0	0	0	2,996	0	2,996
2005 - 06	2	0	2	0	0	0	0
2006 - 07	1	0	1	0	0	0	0
2007 - 08	1	0	1	0	2,075	0	2,075
2008 - 09	1	0	1	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	1	0	1	0	6,200	0	6,200
2011 - 12	0	0	0	0	0	0	0
2012 - 13	1	0	1	0	0	0	0
2013 - 14	0	0	0	0	0	0	0
2014 - 15	1	0	1	0	0	0	0
2015 - 16	1	0	1	0	0	0	0
2016 - 17	1	0	1	0	0	0	0
2017 - 18	1	0	1	0	0	0	0
2018 - 19	1	0	1	0	0	0	0
2019 - 20	1	0	1	0	0	0	0
2020 - 21	0	0	0	0	0	0	0
2021 - 22	0	0	0	0	0	0	0
2022 - 23	0	0	0	0	0	0	0
2023 - 24	0	0	0	0	0	0	0
2024 - 25	10	0	10	0	229,580	0	229,580
2025 - 26	10	0	10	0	0	0	0
2026 - 27	10	0	10	0	0	0	0
2027 - 28	10	0	10	0	0	0	0
2028 - 29	10	0	10	0	0	0	0
2029 - 30	4	0	4	0	57,900	0	57,900
2030 - 31	0	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			14	0			
TOTAL ISSUED:	800	484	1,928	0	331,843	0	331,843
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	62	0	62	0	293,680	0	293,680
LFMP ADJUST:	0	0	14	0	0	0	0
TOTAL:	862	484	2,004	0	625,523	0	625,523

Notes: (2/2/10)
Shannon

Residential:
apn 21505104 - est 24 du Murphy
apn 21505105 - est 0 du Murphy
apn 21612122 - est 30 du Murphy
apn 21612117 - 0 du now OS Mitsuchi
Du total 54
Total Spread 54 Du 14/15 to 25/26

Remaining Aviara Custom Homes:
8 dus - spread every other year

---> Aviara Park RR & Maint bldg

---> No Coast Calvary Chapel 05/08

Shannon:
Daybreak church FY 2010/11
in Pln Chk - 6,200 sqft
dettached addition to developed parcel
CB091757
APN 215-841-07

---> Timeshares not to be built - placeholder

---> Sports Center & Rest 21559204
Placeholder - not being built

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 20 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	SW QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86			28	0			Not available
11/86 TO 7/1/92				0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			0	0	0	0	0
1994 - 95			0	0	0	0	0
1995 - 96			67	0	0	0	0
1996 - 97	148	46	194	0	0	0	0
1997 - 98	296	80	376	0	700	0	700
1998 - 99	78	228	306	0	414	0	414
1999 - 00	70	65	135	0	9,862	0	9,862
2000 - 01	148	28	176	0	1,668	0	1,668
2001 - 02	0	85	85	0	0	0	0
2002 - 03	0	3	3	0	0	0	0
2003 - 04	62	0	62	0	14,334	0	14,334
2004 - 05	144	28	172	0	0	0	0
2005 - 06	68	11	79	0	0	0	0
2006 - 07	9	0	9	0	37,697	0	37,697
2007 - 08	5	0	5	0	0	0	0
2008 - 09	0	0	0	0	13,666	0	13,666
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	5	0	5	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	5	0	5	0	0	0	0
2014 - 15	9	0	9	0	0	0	0
2015 - 16	9	12	21	0	0	0	0
2016 - 17	7	12	19	0	23,167	0	23,167
2017 - 18	5	13	18	0	0	0	0
2018 - 19	0	0	0	0	26,176	0	26,176
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	0	0	0	23,167	0	23,167
2021 - 22	0	0	0	0	0	0	0
2022 - 23	0	0	0	0	26,176	0	26,176
2023 - 24	0	0	0	0	0	0	0
2024 - 25	0	0	0	0	0	0	0
2025 - 26	8	0	8	0	26,176	0	26,176
2026 - 27	8	0	8	0	0	0	0
2027 - 28	8	0	8	0	26,176	0	26,176
2028 - 29	8	0	8	0	0	0	0
2029 - 30	6	0	6	0	0	0	0
2030 - 31	0	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			26	0			
TOTAL ISSUED:	1,028	574	1,697	0	78,341	0	78,341
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	78	37	115	0	151,038	0	151,038
LFMP ADJUST:	0	0	26	0	0	0	0
TOTAL:	1,106	611	1,838	0	229,379	0	229,379

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank.

This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/20/10

Van, Corey, Jason, Dan, Shannon, Christer

North Coast Calvary Chapel (Van)

projected total 142,402

issued 37,697

remaining 104,705

Split into four years [1] 26,176 Ok - keep out of 5 yrs

Redeemer by the Sea Church (Christer)

Issued 14,334

Projected future 60,000

Issued 13,666

remaining 46,334

Split into two years [2] 23,167 Ok - keep out of 5 yrs

----> Redeemer by the Sea Church & preschool CT00-22

----> No. Coast Calv. Chpl. Bldg A 17,649 sqft; Bldg B 20,048 sqft.

----> Redeemer by the Sea preschool 6604 Black Rail Rd

Residential - First five years plus

CT06-15 (Jason) Tabbatta 5 Status 3; needs coastal 3 yrs out; 1 per yr 21463121

CT05-18 (Jason) Seascape 14 Status 3; no coastal 21504009,11 3 yrs out

CT04-01 (Van) 0 built church - remove

CT03-06 (Corey) Tabbatta S:4 16 21508020,21,28 est 09/10 - 3 yrs

CT02-07 (Jason) Emerald Pt 14 Building 9 issued; 5 to go

CT006-29 (Dan) Muroya >4/a 37 apr 21504003, detached condos

Total: 86 remain 77

Remaining Residential all Status 1:

21507008; now 1 du - c/b 4 (eot) 3 <4/ac

21507043,44,45 unlikely (eot) 12 <4/ac

Sudan Mission - unlikely (eot) 11 <4/ac

apn 215-070-04 now greenhouse 12 <4/ac

Status 1: placed into final years 38

Spread end of time <4/ac 38

Total Remaining 115

ok Van 2011
ok Van 2011
Dan
Van

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 21		TOTAL DU'S	DU's (from)/to Unit Bank	SW QUADRANT		TOTAL
	DU(<4/AC)	DU(>4/AC)			COMM	INDUS	
PRIOR TO 11/86			5	0			Not available
11/86 TO 7/1/92			0	0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			0	0	0	0	0
1994 - 95			344	0	0	0	0
1995 - 96			0	0	0	0	0
1996 - 97	0	0	0	0	0	0	0
1997 - 98	0	81	81	0	0	0	0
1998 - 99	0	81	81	0	0	0	0
1999 - 00	59	0	59	0	0	0	0
2000 - 01	23	0	23	0	0	0	0
2001 - 02	0	0	0	0	0	0	0
2002 - 03	0	0	0	0	0	0	0
2003 - 04	0	157	157	0	0	0	0
2004 - 05	0	0	0	0	0	0	0
2005 - 06	0	0	0	0	0	0	0
2006 - 07	0	0	0	0	0	0	0
2007 - 08	0	0	0	0	0	0	0
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	0	0
2014 - 15	0	0	0	0	0	0	0
2015 - 16	0	53	53	0	0	0	0
2016 - 17	0	0	0	0	0	0	0
2017 - 18	0	82	82	0	0	0	0
2018 - 19	0	0	0	0	0	0	0
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	0	0	0	0	0	0
2021 - 22	0	80	80	0	0	0	0
2022 - 23	0	80	80	0	0	0	0
2023 - 24	0	80	80	0	0	0	0
2024 - 25	0	80	80	0	0	0	0
2025 - 26	0	80	80	0	0	0	0
2026 - 27	0	80	80	0	0	0	0
2027 - 28	0	24	24	0	0	0	0
2028 - 29	4	0	4	0	0	0	0
2029 - 30	5	0	5	0	0	0	0
2030 - 31	5	0	5	0	0	0	0
2031 - 32	5	0	5	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			(398)	0			
TOTAL ISSUED:	82	319	750	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	19	639	658	0	0	0	0
LFMP ADJUST:	0	0	(398)	0	0	0	0
TOTAL:	101	958	1,010	0	0	0	0

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du

Notes 02/27/10

Christer

Manzanita Ptnrs 157 MF
approved - bp issued March 2004

21505073	53 townhomes	CT04-08	No change
Levatio	Status 3 Coastal OK'd; Out of 5 yrs		for 2010
21502023	82 condos	CT04-10	Amended
Poinsettia Place	Status 3 Coastal OK'd; Out of 5 yrs		du lowered
21505021	Needs EIR	CT05-11	No change
21505022			for 2010
21502007	428 SFA Senior Condos		
21505044	76 apts; "out in time"		
21505045	Now one project - will		
21505046	need GP amendment		
21505047	Status 2l		
Bridges at Aviara			
21505012	19 <4du/ac; "end of time" S=1		No change
Total	658		

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 22 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	SW QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86	Future is >4/ac		268	0			Not available
11/86 TO 7/1/92	and is non-CFD		0	0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			0	0	0	0	0
1994 - 95			0	0	560	0	560
1995 - 96			0	0	560	0	560
1996 - 97			0	0	0	0	0
1997 - 98	4	3	7	0	0	0	0
1998 - 99	11	1	12	0	106,299	0	106,299
1999 - 00	4	102	106	0	0	0	0
2000 - 01	3	164	167	0	240	0	240
2001 - 02	1	57	58	0	0	0	0
2002 - 03	1	79	80	0	770	4,343	5,113
2003 - 04	1	132	133	0	0	0	0
2004 - 05	0	11	11	0	0	0	0
2005 - 06	0	1	1	0	5,990	0	5,990
2006 - 07	0	0	0	0	0	0	0
2007 - 08	0	78	78	0	174,022	0	174,022
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	60,229	0	60,229
2014 - 15	0	1	1	0	60,229	0	60,229
2015 - 16	0	0	0	0	60,229	0	60,229
2016 - 17	0	1	1	0	74,335	0	74,335
2017 - 18	0	0	0	0	74,335	0	74,335
2018 - 19	0	1	1	0	74,335	0	74,335
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	1	1	0	0	0	0
2021 - 22	0	0	0	0	0	0	0
2022 - 23	0	1	1	0	0	0	0
2023 - 24	0	0	0	0	0	0	0
2024 - 25	0	1	1	0	0	0	0
2025 - 26	0	0	0	0	0	0	0
2026 - 27	0	1	1	0	0	0	0
2027 - 28	0	0	0	0	0	0	0
2028 - 29	0	1	1	0	0	0	0
2029 - 30	0	0	0	0	0	0	0
2030 - 31	0	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			19	0			
TOTAL ISSUED:	25	628	921	0	288,441	4,343	292,784
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	0	8	8	0	403,692	0	403,692
LFMP ADJUST:	0	0	19	0	0	0	0
TOTAL:	25	636	948	0	692,133	4,343	696,476

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/27/10
Christer

Poinsettia Properties Specific Plan
(Waters End) - Barbara - Complete

Ponto Vision Plan now PA1 of Poinsettia Properties is part of Ponto

A; part of B and I See map for lettered areas

B; part of A and I [Christer]

C; 216 room hotel/retail/restaurant/parking;188,605 sqft; Status 1

H; 53 rms-extended stay hotel **est 25,000sqft**,+ 9400 retail; Status 1

I; Hilton 180,687, 215 room hotel - Status 2C; estimated in 2015/16

Areas C and H - follow Hilton for timing

B & I apns; 21416027, 36, 35, 34, 04, 05, 06

C & H apns; 21601001, 02, 03, 04, 05

A apns; 21416029, 13, 20, 10, 11, 19, 21, 24, 590-04

--> Hilton Garden Inn Hotel 5,990 sqft.

--> build out of bluewater crossing (see bbelow) + underground prkng

Ponto Timing:

(A,B,I) Hilton 12/13 for 3 yrs 60,229 / yr; C,H (spread 3 yrs)

C&H start 15/16 for 3 yrs total 223,005/3 or 74,335/yr

All Ok 2010 - just slide one year.

** NOT CFD No. 1

La Costa Downs; 8 remain all >4/ac
phased 1 spread throughout years

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 23		TOTAL DU'S	DU's (from)/to Unit Bank	SW QUADRANT		TOTAL
	DU(<4/AC)	DU(>4/AC)			COMM	INDUS	
PRIOR TO 11/86			0	0			Not available
11/86 TO 7/1/92			0	0			Not available
1992 - 93			0	0	0	0	
1993 - 94			0	0	0	0	
1994 - 95			0	0	0	0	
1995 - 96			0	0	0	0	0
1996 - 97			0	0	0	0	0
1997 - 98	0	0	0	0	0	0	0
1998 - 99	0	0	0	0	0	0	0
1999 - 00	0	0	0	0	0	0	0
2000 - 01	0	0	0	0	421,820	0	421,820
2001 - 02	0	0	0	0	0	0	0
2002 - 03	0	0	0	0	364,586	0	364,586
2003 - 04	0	0	0	0	16,964	0	16,964
2004 - 05	0	0	0	0	118,561	0	118,561
2005 - 06	0	0	0	0	353,067	0	353,067
2006 - 07	0	0	0	0	0	0	0
2007 - 08	0	0	0	0	0	0	0
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	0	0
2014 - 15	0	0	0	0	0	0	0
2015 - 16	0	0	0	0	0	0	0
2016 - 17	0	0	0	0	21,900	0	21,900
2017 - 18	0	0	0	0	0	0	0
2018 - 19	0	0	0	0	0	0	0
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	0	0	0	0	0	0
2021 - 22	0	0	0	0	0	0	0
2022 - 23	0	0	0	0	0	0	0
2023 - 24	0	0	0	0	0	0	0
2024 - 25	0	0	0	0	0	0	0
2025 - 26	0	0	0	0	0	0	0
2026 - 27	0	0	0	0	13,000	0	13,000
2027 - 28	0	0	0	0	0	0	0
2028 - 29	0	0	0	0	0	0	0
2029 - 30	0	0	0	0	0	0	0
2030 - 31	0	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			171	0			
TOTAL ISSUED:	0	0	0	0	1,274,998	0	1,274,998
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	0	0	0	0	34,900	0	34,900
LFMP ADJUST:	0	0	171	0	0	0	0
TOTAL:	0	0	171	0	1,309,898	0	1,309,898

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/27/10
Christer Westman

La Costa Glen (Christer)
Assisted Living Project
Original project plus
Expansion issued

----> retail 122560, 17502, 108797 + ast'd living 115727
----> retail at the Forum 6209; Buca Di Beppo 10755
----> 81 units (108,238), storage 2,800, central plant 7,523
----> See detail notes below (missing commons bldg on monthly rpt)

	Used Bldg	
NonRes: (2551202000)	Dept SqFt	issued
1. 30 units (bldg F) PC 05-091	39,250	05/06
2. 57 units (bldg G) PC 05-091	82,000	05/06
62 units (bldg H) PC 05-091	88,500	05/06
74 units (bldg E) PC 05-091	91,500	05/06
3. New Rec Bldg	10,744	05/06
4. New Commons Bldg	41,073	03/03/06
Total issued 05/06	353,067	CB05-3014

La Costa Glen Office 25501205 21,000 on hold
Barbara - Approved by PC 02/07, Coastal 02/08, status 3
Second lot - no apn yet 13,000 status 1
Total Zone Future Non Res 34,000

Via Email -
Parcel 1 - 3.15 ac 21,900 sqft
Parcel 2 - 2.0 ac nothing proposed
but 13,000 potential

Note possible expansion to shopping center - not shown. Recheck for 2010. - tried - no news

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 24 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	NW QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86			84	0			Not available
11/86 TO 7/1/92			31	0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			0	0	0	0	0
1994 - 95			0	0	0	0	0
1995 - 96			97	0	0	0	0
1996 - 97	85	0	85	0	0	0	0
1997 - 98	41	0	41	0	0	0	0
1998 - 99	0	0	0	0	0	0	0
1999 - 00	0	0	0	0	0	0	0
2000 - 01	0	0	0	0	0	0	0
2001 - 02	0	0	0	0	0	0	0
2002 - 03	0	0	0	0	0	0	0
2003 - 04	0	0	0	0	0	0	0
2004 - 05	0	0	0	0	0	0	0
2005 - 06	0	0	0	0	0	0	0
2006 - 07	0	0	0	0	0	0	0
2007 - 08	0	0	0	0	0	0	0
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	0	0
2014 - 15	5	0	5	0	0	0	0
2015 - 16	5	0	5	0	0	0	0
2016 - 17	5	0	5	0	0	0	0
2017 - 18	5	0	5	0	0	0	0
2018 - 19	6	0	6	0	0	0	0
2019 - 20	0	0	0	0	0	0	0
2020 - 21	0	0	0	0	0	0	0
2021 - 22	0	0	0	0	0	0	0
2022 - 23	0	0	0	0	0	0	0
2023 - 24	0	0	0	0	0	0	0
2024 - 25	0	0	0	0	0	0	0
2025 - 26	0	0	0	0	0	0	0
2026 - 27	0	0	0	0	0	0	0
2027 - 28	0	0	0	0	0	0	0
2028 - 29	0	0	0	0	0	0	0
2029 - 30	0	0	0	0	0	0	0
2030 - 31	0	0	0	0	0	0	0
2031 - 32	0	0	0	0	0	0	0
2032 - 33	0	0	0	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			4	0			
TOTAL ISSUED:	126	0	338	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	26	0	26	0	0	0	0
LFMP ADJUST:	0	0	4	0	0	0	0
TOTAL:	152	0	368	0	0	0	0

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of :

Notes 02/04/10

Corey
Evans Point

Other undeveloped
acreage is future city
park

apn 21205033

Corey Funk
application in for 26 Dus
Status 3 - need coastal
Start Year 5
Owner: Tabata Isokazu
Family Trust

City of Carlsbad
Growth Projections

PROJECTIONS FISCAL YEAR	LFM ZONE 25 DU(<4/AC) DU(>4/AC)		TOTAL DU'S	DU's (from)/to Unit Bank	NE QUADRANT COMM INDUS		TOTAL
PRIOR TO 11/86	1		1	0			Not available
11/86 TO 7/1/92			0	0			Not available
1992 - 93			0	0	0	0	0
1993 - 94			0	0	0	0	0
1994 - 95			0	0	0	0	0
1995 - 96			0	0	0	0	0
1996 - 97			0	0	0	0	0
1997 - 98	0	0	0	0	0	0	0
1998 - 99	0	0	0	0	0	0	0
1999 - 00	0	0	0	0	0	0	0
2000 - 01	0	0	0	0	0	0	0
2001 - 02	0	0	0	0	0	0	0
2002 - 03	0	0	0	0	0	0	0
2003 - 04	0	0	0	0	0	0	0
2004 - 05	0	0	0	0	0	0	0
2005 - 06	0	0	0	0	0	0	0
2006 - 07	0	0	0	0	0	0	0
2007 - 08	0	0	0	0	0	0	0
2008 - 09	0	0	0	0	0	0	0
2009 - 10	0	0	0	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
2010 - 11	0	0	0	0	0	0	0
2011 - 12	0	0	0	0	0	0	0
2012 - 13	0	0	0	0	0	0	0
2013 - 14	0	0	0	0	0	0	0
2014 - 15	0	0	0	0	0	0	0
2015 - 16	0	0	0	0	0	0	0
2016 - 17	0	0	0	0	0	0	0
2017 - 18	0	0	0	0	0	0	0
2018 - 19	0	0	0	0	0	0	0
2019 - 20	0	0	0	0	0	0	0
2020 - 21	25	0	25	0	0	0	0
2021 - 22	50	0	50	0	0	0	0
2022 - 23	50	0	50	0	0	0	0
2023 - 24	50	0	50	0	0	0	0
2024 - 25	50	0	50	0	0	0	0
2025 - 26	50	0	50	0	0	0	0
2026 - 27	50	0	50	0	0	0	0
2027 - 28	50	0	50	0	0	0	0
2028 - 29	50	0	50	0	0	0	0
2029 - 30	50	0	50	0	0	0	0
2030 - 31	50	0	50	0	0	0	0
2031 - 32	50	0	50	0	0	0	0
2032 - 33	50	0	50	0	0	0	0
END OF TIME/UNLIKELY	0	0	0	0	0	0	0
LFMP ADJUSTMENT			(362)	0			
TOTAL ISSUED:	1	0	1	0	0	0	0
REMAINDER FY:	0	0	0	0	0	0	0
FUTURE IN ZONE:	625	0	625	0	0	0	0
LFMP ADJUST:	0	0	(362)	0	0	0	0
TOTAL:	626	0	264	0	0	0	0

The total for residential units represents all units issued. The total for commercial and industrial square feet is from July 1, 1992 forward.

* 2009-10 total is through December 31, 2009.

Unit Bank numbers are denoting those from the total that are from (negative) or to (positive) the unit bank. This accounting starts as of 01/03 and a unit bank of 2,800 du.

Notes 01/20/10
Van

apn 16704038
Owned by Fish and Game
Open Space

Hansen Aggregates
"Quarry Creek"
500 Du's proposed on apn
167-040-21; keep spread up
from bottom.

Second apn 167-040-11
Estimate of 125 du potential

All less than 4 du / acre

2050 REGIONAL GROWTH FORECAST

City of Carlsbad



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	103,406	117,657	123,551	127,389	129,381	25,975	25%
Household Population	102,741	116,913	122,621	126,247	128,065	25,324	25%
Group Quarters Population	665	744	930	1,142	1,316	651	98%
Civilian	665	744	930	1,142	1,316	651	98%
Military	0	0	0	0	0	0	0%
Total Housing Units	43,496	48,100	49,851	50,436	50,566	7,070	16%
Single Family	29,390	32,194	33,074	33,355	33,375	3,985	14%
Multiple Family	12,807	14,595	15,472	15,800	15,895	3,088	24%
Mobile Homes	1,299	1,311	1,305	1,281	1,296	-3	0%
Occupied Housing Units	40,028	45,024	46,993	47,663	47,884	7,856	20%
Single Family	27,306	30,323	31,370	31,710	31,793	4,487	16%
Multiple Family	11,552	13,504	14,422	14,770	14,891	3,339	29%
Mobile Homes	1,170	1,197	1,201	1,183	1,200	30	3%
Vacancy Rate	8.0%	6.4%	5.7%	5.5%	5.3%	-2.7	-34%
Single Family	7.1%	5.8%	5.2%	4.9%	4.7%	-2.4	-34%
Multiple Family	9.8%	7.5%	6.8%	6.5%	6.3%	-3.5	-36%
Mobile Homes	9.9%	8.7%	8.0%	7.7%	7.4%	-2.5	-25%
Persons per Household	2.57	2.60	2.61	2.65	2.67	0.10	4%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	2,553	2,219	1,817	1,495	1,250	-1,303	-51%
\$15,000-\$29,999	4,186	3,911	3,368	2,878	2,476	-1,710	-41%
\$30,000-\$44,999	5,093	4,800	4,343	3,866	3,435	-1,658	-33%
\$45,000-\$59,999	4,552	4,975	4,698	4,332	3,964	-588	-13%
\$60,000-\$74,999	4,450	4,720	4,633	4,411	4,141	-309	-7%
\$75,000-\$99,999	6,029	6,768	6,958	6,874	6,659	630	10%
\$100,000-\$124,999	4,496	5,213	5,651	5,822	5,847	1,351	30%
\$125,000-\$149,999	2,946	3,815	4,342	4,648	4,823	1,877	64%
\$150,000-\$199,999	2,361	4,588	5,564	6,255	6,774	4,413	187%
\$200,000 or more	3,362	4,015	5,619	7,082	8,515	5,153	153%
Total Households	40,028	45,024	46,993	47,663	47,884	7,856	20%
Median Household Income							
Adjusted for inflation (\$1999)	\$72,236	\$81,970	\$91,662	\$99,911	\$108,624	\$36,388	50%

*IMPORTANT INFORMATION ABOUT THIS FORECAST:

This forecast was accepted by the SANDAG Board of Directors in February 2010 for distribution and use in planning and other studies. This forecast represents one possibility for future growth in the San Diego region. It is intended to represent a likely prediction of future growth, but it is not intended to be a prescription for growth. The 2050 Regional Growth Forecast represents a combination of economic and demographic projections, existing land use plans and policies, as well as potential land use plan changes that may occur in the region between 2030 and 2050. In general, growth between 2008 and 2030 is based on adopted land use plans and policies, and growth between 2030 and 2050 includes alternatives that may, in some cases, reach beyond existing adopted plans.

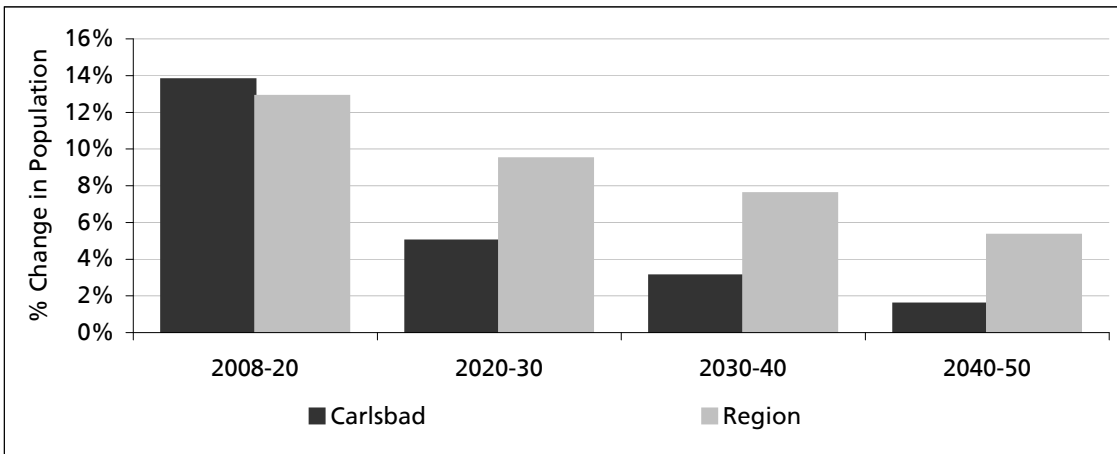
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	103,406	117,657	123,551	127,389	129,381	25,975	25%
Under 5	6,383	6,003	6,289	6,281	6,230	-153	-2%
5 to 9	6,542	6,853	7,170	7,244	7,148	606	9%
10 to 14	6,823	7,439	7,259	7,578	7,564	741	11%
15 to 17	4,089	4,367	4,104	4,313	4,331	242	6%
18 to 19	2,776	2,594	2,353	2,299	2,305	-471	-17%
20 to 24	6,555	6,826	7,259	6,957	7,191	636	10%
25 to 29	4,571	6,149	6,311	6,108	6,411	1,840	40%
30 to 34	5,034	6,003	5,816	6,333	6,291	1,257	25%
35 to 39	7,056	6,184	7,552	7,718	7,436	380	5%
40 to 44	7,958	7,127	8,011	7,757	8,503	545	7%
45 to 49	9,044	8,060	6,902	8,569	8,876	-168	-2%
50 to 54	8,453	8,389	7,301	8,287	8,171	-282	-3%
55 to 59	7,595	9,804	8,165	6,952	8,774	1,179	16%
60 to 61	2,739	3,748	3,275	2,638	3,487	748	27%
62 to 64	2,951	5,153	4,477	4,004	4,180	1,229	42%
65 to 69	3,807	7,256	8,159	6,840	5,830	2,023	53%
70 to 74	3,066	5,928	7,855	6,955	6,126	3,060	100%
75 to 79	2,953	3,917	6,547	7,491	6,293	3,340	113%
80 to 84	2,453	2,581	4,734	6,262	5,544	3,091	126%
85 and over	2,558	3,276	4,012	6,803	8,690	6,132	240%
Median Age	41.2	44.5	44.8	45.6	45.7	4.5	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	103,406	117,657	123,551	127,389	129,381	25,975	25%
Hispanic	14,246	16,831	18,348	19,488	20,013	5,767	40%
Non-Hispanic	89,160	100,826	105,203	107,901	109,368	20,208	23%
White	79,042	89,273	92,943	95,163	96,462	17,420	22%
Black	1,188	1,341	1,300	1,194	1,042	-146	-12%
American Indian	296	262	220	169	144	-152	-51%
Asian	5,408	6,597	7,231	7,763	8,108	2,700	50%
Hawaiian / Pacific Islander	220	227	215	210	205	-15	-7%
Other	199	159	145	139	137	-62	-31%
Two or More Races	2,807	2,967	3,149	3,263	3,270	463	16%

GROWTH TRENDS IN TOTAL POPULATION



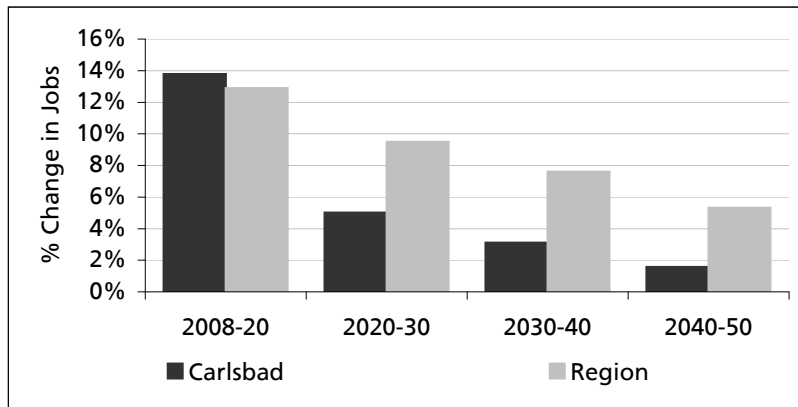
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	61,999	70,228	77,436	83,528	87,100	25,101	40%
Civilian Jobs	61,999	70,228	77,436	83,528	87,100	25,101	40%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	25,041	25,041	25,041	25,041	25,041	0	0%
Developed Acres	23,455	24,377	24,713	24,881	24,951	1,495	6%
Low Density Single Family	26	108	169	188	189	163	625%
Single Family	5,699	6,440	6,667	6,726	6,729	1,030	18%
Multiple Family	797	866	883	896	899	102	13%
Mobile Homes	180	180	179	179	179	-1	-1%
Other Residential	16	16	16	16	16	0	0%
Mixed Use	0	82	149	179	196	196	--
Industrial	1,615	1,838	1,944	2,031	2,080	466	29%
Commercial/Services	1,927	1,991	2,010	2,032	2,048	121	6%
Office	279	279	282	287	288	9	3%
Schools	337	401	412	425	433	95	28%
Roads and Freeways	3,587	3,588	3,588	3,588	3,588	2	0%
Agricultural and Extractive ²	738	355	178	99	77	-661	-90%
Parks and Military Use	8,256	8,235	8,235	8,235	8,229	-27	0%
Vacant Developable Acres	1,581	659	323	155	86	-1,495	-95%
Low Density Single Family	23	5	5	3	1	-21	-95%
Single Family	716	198	32	8	5	-711	-99%
Multiple Family	67	24	15	3	0	-67	-100%
Mixed Use	45	21	5	0	0	-45	-100%
Industrial	507	280	169	82	33	-474	-94%
Commercial/Services	149	73	51	31	29	-120	-81%
Office	22	14	14	9	6	-16	-74%
Schools	42	34	23	10	2	-40	-95%
Parks and Other	1	1	0	0	0	-1	-100%
Future Roads and Freeways	10	10	10	10	10	0	0%
Constrained Acres	5	5	5	5	5	0	0%
Employment Density³	14.9	15.4	16.4	17.2	17.6	2.7	18%
Residential Density⁴	6.5	6.3	6.2	6.2	6.2	-0.2	-4%

GROWTH TRENDS IN JOBS



Notes:

1 - Figures may not add to total due to independent rounding.

2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as low density single family residential, may allow for the continuation of existing agricultural use.

3 - Civilian jobs per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

4 - Total housing units per developed residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

**Table 2: E-4 Population Estimates for Cities, Counties and State, 2001-2009
with 2000 Benchmark**

COUNTY/CITY	4/1/2000	1/1/2001	1/1/2002	1/1/2003	1/1/2004	1/1/2005	1/1/2006	1/1/2007	1/1/2008	1/1/2009
California										
Incorporated Total	27,536,281	28,112,000	28,679,548	29,209,930	29,736,904	30,149,384	30,504,640	30,879,106	31,228,477	31,685,654
Balance Of State Total	6,336,805	6,318,970	6,384,411	6,442,770	6,462,438	6,527,547	6,581,551	6,592,968	6,655,515	6,607,033
State Total	33,873,086	34,430,970	35,063,959	35,652,700	36,199,342	36,676,931	37,086,191	37,472,074	37,883,992	38,292,687
San Diego County										
Carlsbad	78,306	83,317	88,213	90,812	92,839	94,961	98,625	101,125	103,406	104,652
Chula Vista	173,543	181,619	191,236	200,757	208,802	217,143	223,490	227,242	230,397	233,108
Coronado	24,100	25,171	25,321	24,308	23,068	23,579	22,894	22,919	23,030	23,028
Del Mar	4,389	4,456	4,506	4,528	4,548	4,533	4,524	4,539	4,561	4,591
El Cajon	94,869	96,235	96,676	97,176	97,479	97,514	96,881	97,052	97,555	98,133
Encinitas	57,955	59,128	59,981	61,421	62,480	62,650	62,825	63,127	63,615	64,145
Escondido	133,663	135,772	137,325	139,029	140,624	141,430	141,145	141,919	143,259	144,831
Imperial Beach	26,992	27,371	27,578	27,761	27,732	27,656	27,568	27,653	28,092	28,243
La Mesa	54,749	55,402	55,728	55,986	55,989	55,908	55,769	56,133	56,445	56,881
Lemon Grove	24,918	25,241	25,368	25,509	25,549	25,481	25,366	25,398	25,511	25,650
National City	54,260	54,465	54,748	55,598	54,544	55,622	55,742	55,921	56,144	56,522
Oceanside	161,039	164,404	167,508	170,734	173,021	174,741	174,953	176,271	178,102	179,681
Poway	48,044	49,011	49,736	50,104	50,396	50,424	50,400	50,566	50,744	51,126
San Diego	1,223,415	1,236,151	1,252,365	1,274,594	1,285,996	1,297,189	1,305,412	1,315,921	1,333,617	1,353,993
San Marcos	54,977	57,735	60,889	63,875	67,313	72,911	76,740	79,646	82,419	83,149
Santee	52,946	53,583	53,710	53,867	53,931	54,370	54,717	55,044	55,850	56,848
Solana Beach	12,979	13,215	13,301	13,402	13,409	13,373	13,329	13,390	13,447	13,547
Vista	89,857	91,309	92,211	93,263	93,891	93,926	94,456	94,765	95,400	96,089
Balance Of County	442,832	450,954	464,406	468,175	475,674	470,977	473,577	480,260	489,958	499,190
Incorporated	2,371,001	2,413,585	2,456,400	2,502,724	2,531,611	2,563,411	2,584,836	2,608,631	2,641,594	2,674,217
County Total	2,813,833	2,864,539	2,920,806	2,970,899	3,007,285	3,034,388	3,058,413	3,088,891	3,131,552	3,173,407

